This Instrument Was Prepared By: (DRH)
Stokes Bartholomew Evans & Petree, P.A.
424 Church Street, Suite 2800
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 12/26/02 09:18 5pgs
Fees:27.00 Taxes:0.00
20021226-0158473

Name and Address of New Owner:	Send Tax Bills To:	Tax Map/Parcel No.:
Keith Allen Dugger and John Alan Dugger, Trustees 4500 Brush Hill Road Nashville, Tennessee 37216	New Owner	Map 51-16, Parcel 21 Map 51, Parcel 184

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KATHLEEN J. DUGGER**, widow and sole surviving spouse of John T. Dugger, Jr. (hereinafter the "GRANTOR"), does hereby quitclaim and convey unto **KEITH ALLEN DUGGER AND JOHN ALAN DUGGER, TRUSTEES OF THE KATHLEEN DUGGER QUALIFIED PERSONAL RESIDENCE TRUST DATED OCTOBER 10, 2002** (hereinafter the "GRANTEE"), its successors and assigns, all of her right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

A portion of the property is improved property known as 4500 Brush Hill Road, Nashville, Tennessee 37216.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed as of the 18th day of December, 2002.

GRANTOR:

Kathleen J. Dugger
KATHLEEN J. DUGGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, **KATHLEEN J. DUGGER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of December, 2002.

Notary Public

My Commission Expires:

WILLIAM E. BLACKSTONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Kath Allen Dugger Trustee
AFFIANT

Subscribed and sworn to before me this
18th day of December, 2002.

Notary Public

My Commission Expires:

WILLIAM E. BLACKSTONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

218629.1 / 10694-1

EXHIBIT A

Legal Description

PARCEL 1:

Beginning at an iron pin in the West Right of Way of Brush Hill Road and being the North East corner of Lot #20, A.J. McGaughey's Second Haysboro Subdivision, of record in Plat Book 547, Page 43, R.O.D.C.. Thence along Northerly line of Lot #20, North 82° 15' 40" West 376.00 to an iron pin in the Centerline of Love's Branch Creek, thence North 77° 06' 39" West 131.51 feet to an iron pin in the Eastern Boundary of Spring Hill Cemetary. Thence with said Eastern Cemetary Line and the Westerly meanders of Cheek Lake, North 36° 14' 36" East 55.27 feet to an iron pin. Thence North 56° 44' 39" East 78.53 feet to an iron pin; thence North 57° 20' 23" West 36.65 feet to an iron pin, thence North 36° 45' 07" West 41.73 feet to an iron pin. Thence North 8° 31' 10" East 52.49 feet to an iron pin, thence North 18° 09' 23" East 50.15 feet to an iron pin, thence North 36° 39' 23" East 84.01 feet to an iron pin; Thence North 21° 49' 23" East 85.60 feet to an iron pin; thence North 3° 17' 23" East 61.58 feet to an iron pin; thence North 25° 08' 23" East 71.13 feet, to a concrete monument. Thence crossing Cheek Lake South 58° 19' 53" East 300.69 feet to an iron pin on East side of Lake; Thence South 60° 46' 22" East 326.76 feet to an iron pin. Thence North 77° 58' 38" East 116.26 feet to an iron pin; thence South 81° 38' 35" East 178.47 feet to witness point on the river bluff. Thence with said witness line South 24° 07' 12" West 180.24 feet to a point. Thence South 17° 01' 09" West 169.76 feet to a fence post on said river bluff. Thence leaving said witness line and river bluff, North 82° 15' 40" West 392.48 feet to the point of beginning, containing 8.087 acres, according to a survey made by Michael V. Holmes and Associates, Inc., dated January 5, 1981.

Although the legal description follows a witness line along the river bluff, this conveyance is intended to convey the said proeprty to the low water mark of the Cumberland River.

INCLUDED IN THE ABOVE DESCRIPTIONS, BUT EXPRESSLY EXCLUDED HEREFROM AS FOLLOWS:

Land in the First Civil District of Davidson County, Tennessee, of record in Book 5190, page 551, Register's Office for Davidson County, Tennessee, and being Lot #2 on the Final Plat Section Two of Addition to A. J. McGaughey's Haysboro Subdivision in Book 5190, Page 551, more particularly described as follows:

Starting at an existing iron pin the common boundary of Ben R. Betty III and John T. Dugger, Jr.; thence South 48° 06' 00" West 21.12 feet to the point of the beginning; thence along a private drive South 48° 06' 00" West 158.88 feet; thence North 60° 57' 07" West 287.80 feet; thence North 37° 39' 30" East 153.53 feet; thence South 60° 39' 30" East 316.68 feet to the point of beginning containing 1.048 acres more or less.

Said excepted piece being the same property conveyed to Keith A. Dugger and wife, Jane G. Dugger by deed from John T. Dugger, Jr. and wife, Kathleen J. Dugger, said deed being of record in Book 5828, Page 105, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to John T. Dugger, Jr. and wife, Kathleen J. Dugger, by deed from Kathleen J. Dugger, of record in Book 8818, page 944, Register's Office for Davidson County, Tennessee. The said John T. Dugger, Jr. having since died.

PARCEL 2:

Two tracts of land in the First and Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being described according to a survey dated July 18, 1994 and prepared by Ragan - Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206 and being more particularly described as follows:

TRACT 1:

Beginning at an existing concrete monument, being the westerly most property corner of a tract of land conveyed to Ben R. Betty, III by deed of record in Book 6481, Page 939, Register's Office of Davidson County, Tennessee ("R.O.D.C., Tennessee") and also being in the easterly line of Spring Hill Cemetery property as recorded in Book 3962, page 988, R.O.D.C., Tennessee; thence,

1. Crossing an artificial lake also known as Cheek Lake and with the southwesterly line of Betty, S58° 24' 07"E, 290.59 feet to a point; thence,

2. Leaving Betty's southwesterly line and with the southeasterly margin of said Lake, S32° 17' 49"W, 20.09 feet to a point; thence,

3. S37° 55' 29"W, 143.10 feet to a point; thence,

4. Crossing said Lake, N82° 16' 59"W, 249.29 feet to an existing iron pin the westerly margin of said Lake and in the easterly line of the Spring Hill Cemetery property; thence,

5. With the easterly line of the Spring Hill Cemetery property, N36° 41' 20"E, 54.17 feet to an existing iron pin; thence,

6. N21° 57' 52"E, 85.59 feet to an existing iron pin; thence,

7. N03° 15' 20"E, 61.49 feet to an existing iron pin; thence,

8. N25° 12' 50"E, 71.22 feet to the point of beginning; said tract contains 54,337 square feet or 1.247 acres, more or less.

TRACT 2:

Property located in the First and Second Civil Districts of Nashville and Davidson County, Tennessee.

Commencing at an existing iron pin in the northerly line of Lot 1 as shown on the Plan entitled Section 1, Addition to A. J. McGauhy's Haysboro Subdivision as of record in Plat Book 5190, Page 501, R.O.D.C., Tennessee; thence, with the northerly line of Lot 1, S 81° 32' 10" E, 178.47 feet to a witness pin and proceeding as follows:

1. S 81° 32' 10" E, 138.58 feet to a point in the Cumberland River; thence,
2. Down said river as described in Book 769, Page 50, S 24° 29' 25" W, 352.80 feet to a point; thence,
3. Leaving said river, N 82° 17' 51" W, 115.87 feet to a point; thence,
4. With a witness line, N 17° 13' 26" E, 169.26 feet to a point; thence,
5. N 24° 13' 06" E, 180.10 feet to the point of beginning and containing 45,027 square feet or 1.03 acres, more or less.

Being the same property conveyed to John T. Dugger, Jr. and Kathleen J. Dugger by deed from Ben R. Betty, III and wife, Nancy Betty, of record in Book 9887, page 581, Register's Office for Davidson County, Tennessee. The said John T. Dugger, Jr. having since died.