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 09:19 3pgs
Fees:17.00 Taxes:0.00
20021226-0158474

Name and Address of New Owner:	Send Tax Bills To:	Tax Map/Parcel No.:
Dugger Investment Partnership, L.P. 4500 Brush Hill Road Nashville, Tennessee 37216	New Owner	Map 51-16, Parcels 12 and 13

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 **DUGGER INVESTMENT PARTNERSHIP, L.P.**, a Tennessee limited partnership (hereinafter the "GRANTEE"), its successors and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

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.

Kathleen J. Dugger, General Partner
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

219322.1 / 10694-1

EXHIBIT A

Legal Description

Beginning at an iron pin at the North end of Brush Hill Road. Said point 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. Said iron pin also being the common corner of the subject property and the Estate of Mr. Newman Cheek, deceased.

Thence along the Westerly margin of Brush Hill Road, South 7° 52' 30" West 200.00 feet to an iron pin, said pin being the common corner of the subject property and the Lewis V. and Maude H. Lampley property, of record in Book 1848, page 105, R.O.D.C., Thence along said common line North 82° 15' 40" West 376.00 feet to an iron pin, said pin being the South West corner of Lot # 19 of the aforementioned Subdivision. Thence North 7° 52' 30" East 200.00 feet to an iron pin, said pin being the North West corner of subject property an being a common corner of the Newman Cheek Estate. Thence along a common line North 82° 15' 40" West 376.00 feet to the point of beginning.

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.