PREPARED BY/RETURN TO:
PROFESSIONAL ESCROW SERVICES, LLC
101 Westpark Drive, Suite 120
Brentwood, TN 37027

MICHELLE HAWKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, ~~is~~ $ -0-.

Affiant

Subscribed and sworn to before me this the 4th day of December, 2004.

Notary Public 5/28/08

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 12/28/04 08:57 3pgs
Fees:17.00 Taxes:0.00
20041228-0152622

STATE OF TENNESSEE
COUNTY OF Williamson

This Deed made this 4th Day of Dec., **2004**

Between **LORA (RITCHEY) RUSSELL AND MICHAEL PATRICK RITCHEY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND LORA B. MARTIN** (GRANTORS) as party of the first part, hereinafter called Grantor, and **LORA (RITCHEY) RUSSELL AND HUSBAND, FORREST RUSSELL** (GRANTEE) as party or parties of the second part, hereinafter called Grantee(the words "Grantor" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, does by these presents BARGAIN, SELL ,REMINESE, RELEASE AND FOREVER QUIT CLAIM to Grantee all the rights, title, interest, claim or demand which the Grantor has or may have had in and to the following described property, to wit:

PROPERTY ADDRESS:1865 BAKERS GROVE RD. HERMITAGE, TN 37076
(SEND TAX BILLS) + New Owner
PROPERTY ID NO: 123-00-0-079.00

SEE ATTACHED EXHIBIT "A"

Signed, sealed and delivered this 4th **day, of** December **2004.**

Lora B. Martin
LORA B. MARTIN

LORA RITCHEY RUSSELL

Michael Patrick Ritchey
MICHAEL PATRICK RITCHEY

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby certify that on 12/4/04, before the subscriber, a Notary Public of the State and County aforesaid personally appeared LORA RITCHEY RUSSELL, LORA B. MARTIN AND MICHAEL PATRICK RITCHEY, known to me (or satisfactorily proven) to be the person (s) whose names are subscribed to the within instrument, and did each acknowledge the foregoing Deed to be his act and deed for the purposes therein contained . IN TESTIMONY WHEREOF, I have affixed my official seal the date above written.

Lola A. Taylor
NOTARY PUBLIC

MY COMMISSION EXPIRES:
02-17-08

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE BEDFORD CO. TENN.

EXHIBIT "A"

LAND IN THE FOURTH (4TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY GARY R. CUMMINGS, SURVEYOR, MAY 14, 1968, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF BAKER'S GROVE ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE J.S. WRIGHT PROPERTY; THENCE WITH SAID WRIGHT'S EASTERN BOUONDARY LINE, SOUTH 03 DEGREES 49' WEST 614.1 FEET TO SAID WRIGHT'S SOUTHEAST MARGIN; THENCE WITH WRIGHT'S SOUTHERN BOUNDARY LINE NORTH 87 DEGREES 29' WEST 827.5 FEET; THENCE SOUTH 2 DEGREES 21' WEST 791.4 FEET; THENCE SOUTH 87 DEGREES 16' EAST 827.5 FEET; THENCE NORTH 3 DEGREES 53' EAST 327.6 FEET; THENCE SOUTH 83 DEGREES 08' EAST 269.7 FEET; THENCE NORTH 12 DEGREES 23' EAST 449 FEET; THENCE NORTH 5 DEGREES 56' EAST 106.3 FEET; THENCE NORTH 79 DEGREES 50' WEST 203.1 FEET; THENCE NORTH 4 DEGREES 08' EAST 315.9 FEET; THENCE NORTH 25 DEGREES 34' EAST 176.4 FEET TO THE SOUTHERLY MARGIN OF BAKER'S GROVE ROAD; THENCE WITH THE SAME NORTHWESTERLY 255.95 FEET TO THE BEGINNING. CONTAINING 21 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION IS A 3.24 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS:

LAND LYING AND BEING IN THE FOURTH (4TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND PARTLY DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY GARY R. CUMMINGS, SURVEYOR, MAY 14, 1968, AS FOLLOW:

BEGINNING AT A POINT IN TH SOUTHERN BOUNDARY LINE OF WRIGHT'S SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO BARTHOLOMEW F. MCCARTHY AND WIFE, JANE G. MCCARTHY, BY DEED FROM JAMES EDWARD EAKES AND WIFE, CLIFFORDEAN EAKES, OF RECORD IN BOOK 4238, PAGE 773, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 2 DEGREES 21' WEST 215.5 TO A POINT; THENCE SOUTH 87 DEGREES 43' EAST 676.5 FEET TO A POINT; THENCE NORTH 8 DEGREES 05' WEST 215.0 FEET TO A POINT IN WRIGHT'S SOUTHERN BOUNDARY LINE; THENCE NORTH 87 DEGREES 29' WEST 637.5 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.24 ACRES, MORE OR LESS.

TOGETHER WITH A 50 FOOT STRIP OF LAND WHICH SHALL BE USED AS A RIGHT-OF-WAY FOR THE ABOVE DESCRIBED PROPERTY. THE SAID 50 FOOT STRIP OF LAND LIES IMMEDIATELY EAST OF THE WESTERLY BOUNDARY LINE AND IMMEDIATELY SOUTH OF THE NORTHERLY BOUNDARY LINE WHERE SAID BOUNDARY LINE LEADS FROM SAID PROPERTY ALONG THE SOUTHERLY BOUNDARY LINE OF J.S. WRIGHT. THE SAID NORTHERLY BOUNDARY LINE BEING 190.5 FEET IN LENGTH AND THE WESTERLY BOUNDARY LINE WHICH LEADS TO BAKER'S GROVE ROAD BEING 614.1 FEET IN LENGTH.

THE PURPOSES OF THIS RIGHT-OF-WAY EASEMENT IS TO GIVE ACCESS TO THE OWNER OF THE 3.24 ACRE PARCEL TO BAKER'S GROVE ROAD.

BEING THE SAME PROPERTY CONVEYED TO THOMAS M. RITCHEY, ET UX, SUSAN S. RITCHEY AN EQUAL UNDIVIDED 1/2 INTEREST AND LORA B. MARTIN, AN EQUAL UNDIVIDED 1/2 INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED DATED 09-10-1985 FROM STEPHEN K. FELTS ET UX, SUSAN S. FELTS RECORDED 09-26-1985, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING FURTHER CONVEYED TO THOMAS M. RITHCEY, ET UX , LORA J. RITCHEY AND LORA B. MARTIN BY DEED OF CORRECTION DATED 12-02-1985

FROM STEPHEN K. FELTS ET UX, SUSAN S. FELTS RECORDED 12-10-1985, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING CONVEYED TO LORA J. RITCHEY BY QUITCLAIM DEED DATED 06-22-1994, FROM THOMAS M. RITCHEY RECORDED 06-22-1994, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING FURTHER CONVEYED TO LORA (RITCHEY) RUSSELL AND MICHAEL PATRICK RITCHEY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED DATED 10-14-2003, FROM LORA J. RITCHEY RECORDED 10-14-2003, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

of record in ~~Book~~ Inst. 20031014-0152150