THIS INSTRUMENT PREPARED BY:
Derek C. Jumper
Frost Brown Todd LLC
424 Church St, Suite 1600
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 04/01/05 16:14 3 pgs
Fees:17.00 Taxes:0.00
20050401-0035775

QUITCLAIM DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel Nos.:
Rippetoe Holdings, LLC 3564 Brick Church Pike Nashville, TN 37202	Rippetoe Holdings, LLC c/o Michael Rippetoe 3564 Brick Church Pike Nashville, TN 37202	041-12-4.00 141-08-51.00 041-08-50.00 041-12-3.00

THIS INSTRUMENT, made and entered into this 28 day of March, 2005, by and between Michael Rippetoe and wife, Karen Rippetoe (collectively "Grantor"), and Rippetoe Holdings, LLC, a Tennessee limited liability company ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee as all of Grantor's right, title and interest in and to the real estate described in Exhibit A:

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

MICHAEL RIPPETOE

KAREN RIPPETOE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Michael Rippetoe and wife, Karen Rippetoe, the within named bargainors, who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 28th day of March, 2005.

MARGO R. KEAHEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:

1-27-07

I hereby swear or affirm that to the best of Grantee's knowledge, information and belief, the actual consideration for the transfer is $1.00.

GRANTEE:

RIPPETOE HOLDINGS, LLC

By: Michael Rippetoe

EXHIBIT A

Tract I:

BEGINNING at an iron pin on the northerly margin of Bell Grimes Lane and the southeasterly corner of The Wall Property, as of record in Book 4367, page 629, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence N 13 deg. 37' 00" E, 84.50 feet to an iron pin;

(2) Thence S 79 deg. 04' 00" E, 199.74 feet to an iron pin;

(3) Thence with a curve to the left, having a central angle of 00 deg. 33' 53", a radius of 5770.00 feet and an arc length of 56.87 feet to a P.K. nail;

(4) Thence N 87 deg. 03' 00" W, 200.20 feet to the **Point of Beginning**, containing 13,962.68 square feet or 0.32 acres.

BEING the same property conveyed to Michael D. Rippetoe and wife, Karen Rippetoe, by Deed of Record in Instrument No. 200004130037304, Register's Office for Davidson County, Tennessee, and by Scrivener's Affidavit recorded at Instrument No. 20030715-0098805, Register's Office for said County.

Tract II:

BEGINNING at a concrete monument on the southerly margin of Old Hickory Blvd. and the northeasterly corner of the Rippetoe property, as of record in Book 11495, page 657, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence with a curve to the left, having a central angle of 00 deg. 12' 34", a radius of 2895.79 feet and an arc length of 10.59 feet to an iron pin;

(2) Thence S 78 deg. 47' 46" E, 135.25 feet to an iron pin;

(3) Thence with a curve to the right, having a central angle of 96 deg. 55' 08", a radius of 50.00 feet and an arc length of 84.58 feet to an iron pin;

(4) Thence with a curve to the left, having a central angle of 01 deg. 25' 8", a radius of 5770.00 feet and an arc length of 142.89 feet to an iron pin;

(5) Thence S 79 deg. 04' 00" E, 199.74 feet to an iron pin;

(6) Thence N 16 deg. 52' 00" E, 200.00 feet to the point of beginning, containing 39,096.43 square feet or 0.90 acres.

BEING the same property conveyed to Michael Rippetoe, Karen Rippetoe, and Tracy D. McMurtry, by Deed of Record in Book 11556, page 292, Register's Office for Davidson County, Tennessee. Pursuant to Quitclaim Deed recorded at Instrument No. 20021125-0145959, said Register's Office, Tracy D. McMurtry conveyed her interest in subject property to Michael Rippetoe and Karen Rippetoe.

Tract III:

BEGINNING at an iron pin on the southerly margin of Old Hickory Blvd. and the northeasterly corner of the Hutchison property, as of record in Book 9957, page 303, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence with a curve to the left, having a central angle of 01 deg. 20' 19", a radius of 2895.79 feet and an arc length of 67.65 feet to a concrete monument;

(2) Thence S 16 deg. 52' 00" W, 127.51 feet to an iron pin;

(3) Thence N 86 deg. 19' 19" W, 69.00 feet to an iron pin;

(4) Thence N 16 deg. 46' 00" E, 137.61 feet to the **Point of Beginning**, containing 8,913.95

square feet or 0.20 acres.

BEGIN the same property conveyed to Michael D. Rippetoe and wife, Karen Kay Rippetoe, by Deed of Record in Book 11495, page 657, Register's Office for Davidson County, Tennessee.

Tract IV:

BEGINNING at an iron pin on the northerly margin of Bell Grimes Lane and the southeasterly corner of the Wall property, as of record in Book 4532, page 412, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence N 15 deg. 25' 00" E, 157.94 feet to an iron pin;

(2) Thence S 86 deg. 19' 19" E, 64.00 feet to an iron pin;

(3) Thence S 16 deg. 52' 00" W, 72.49 feet to an iron pin;

(4) Thence S 13 deg. 37' 00" W, 84.50 feet to an iron pin;

(5) Thence N 87 deg. 03' 00" W, 65.01 feet to the **Point of Beginning**, containing 9,761.17 square feet or 0.22 acres.

BEING the same property conveyed to Hetti Anne Wall, by Deed of Record in Book 4367, page 629, Register's Office for Davidson County, Tennessee. Further conveyed by James R. Wall and Hettie Ann Wall, husband and wife, to Michael D. Rippetoe and Karen K. Rippetoe, husband and wife, by Deed recorded at Instrument No. 20040507-0052314.