THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTORNEY
225 MAHR AVE.
LAWRENCEBURG, TN 38464
FILE # 05394C

Davidson County DEEDQC
Recvd: 05/06/05 11:30 3 pgs
Fees:17.00 Taxes:0.00
20050506-0051315

QUIT CLAIM DEED

This instrument made and entered into on this the 4th day of May, 2005, by and between, CARROLL M. RICHARDSON AND GREGORY F. RICHARDSON, Party of the First Part, and RICHARDSON INVESTMENTS, LLC OF NASHVILLE, A TENNESSEE LIMITED LIABILITY COMPANY, Party of the Second Part;

WITNESSETH

That for and in consideration of the sum of TEN AND NO/100 --- ($10.00) ---DOLLAR(S), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Party of the First Part conveys and quit claims unto the Party of the Second Part, all my right, title and interest in the following described real estate, to-wit:

TRACT 1:
A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey (unrecorded) made by George W. Watkins, surveyor, June 29, 1959, as follows:

Beginning at an iron pin on the South side of State Highway No. 112, now known as Clarksville Pike or Highway, same being John Carney's Southwest corner and being the Southeast corner of the tract of land herein conveyed; thence with Carney's Westerly line crossing Highway No. 112, North 13 degrees, East 905 feet to a stump in Wineberg's Southerly line; thence with said line North 76 degrees, West 165 feet to a post; thence North 8 degrees, West, a long a fence, 334 feet to a post and corner; thence North 8 degrees, East 142 feet to a post in Frank Dickerson's southerly line; thence with Dickerson's Southerly line North 69 degrees, West 580 feet to a fence corner, Sarah Dickerson's Southeast corner; thence with her Southerly line North 81 degrees West 469 feet to a post, **Felix Dickerson's corner; thence with said Dickerson's line South 35 degrees, West 264 feet to a post; thence South 64 degrees, West 300 feet to an iron pin and post, Sidney Carney's Easterly line; thence with said line and Carl Carney's Easterly line South 2 degrees, West 345 feet to the center of Highway No 112; thence with the center of** said Highway South 54 degrees, 40 minutes East 661.3 feet to a point in the Carney heirs' line; thence along the Carney heirs' line as follows: North 83 degrees, East 125 feet to an iron pin; thence South 29 degrees, 455 minutes, East 95 feet to a point in the center of an old asphalt road; thence along the center of said road South 63 degrees, East 264 feet to an iron pin; thence South 45 degrees, East 99 feet to an iron pin; thence South 32 degrees, East 132 feet to a point in the center of Highway No 112; thence continuing across the Highway South 42 degrees, East 132 feet to an iron pin; thence South 60 degrees, East 264 feet to the point of beginning, containing **35.48 acres**, more or less.

TRACT 2:
A certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described according to a copy of a survey by Stephen A. Draper, Surveyor, May 8, 1954, as follows:

Beginning at a point in the center line of Highway No 112, at a point opposite the Northeast corner of the property conveyed to Jesse H. Bess by deed of record in Book 1783, page 417, Register's Office of said County, and by Deed of Correction of record in Book 2201, page 151, said Register's Office; thence with the center line of said Highway, South 54 degrees, 25 minutes, East 321.3 feet to a point; thence West 46.5 feet to a point; thence leaving said Highway, South 23 degrees, 45 minutes, East 406 feet to an iron pin in Ezell Dickerson's line; thence with his line, and with Rice and Howell's line, North 54 degrees, 25 minutes, West 524.7 feet to a point, the Southeast corner of the Bess property above to; thence with Bess' line, Northeasterly 200 feet to the margin of said Highway, and containing with the same direction 35 feet to the center of said Highway, the point of beginning, containing **2.11 acres**, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE ARE THE FOLLOWING FOUT (4) TRACT OF LAND:

EXCLUSION 1:
Land in Davidson County, Tennessee and beginning at an iron pin in the Northerly margin of Clarksville Highway, same being the Southwest corner of the V.F.W. property and the Southeast corner of the herein described property; running thence with the Northerly margin of Clarksville Highway North 55 degrees, 15 minutes West 199.86 feet to an iron pin, same being the new Southeast corner of the Tinsley property; thence leaving Clarksville Highway running North 35 degrees, 58 minutes, 20 seconds East 386.60 feet to an iron pin; thence 67 degrees, 01 minutes, 30 seconds East 195.70 feet to an iron pin; thence with the VFW property South 34 degrees, 45 minutes West 426.46

RAR DDR

feet to the point of beginning, containing **1.82 acres**, more or less, according to the unrecorded survey of Earl R. Mayo dated 3-7-86, a copy of which is attached thereto.

This exclusion being the same property conveyed to James G. McNeese and wife, Brenda McNeese, by a Warranty Deed from Carl H. Tinsley and wife, Hazel L. Tinsley and Miller C. Tinsley and wife, Dorothy Tinsley, of record in Book 6836, page 473, Register's Office of Davidson County, Tennessee.

EXCLUSION 2:
Being a parcel of land in the 14th Civil District of Davidson County, Tennessee, lying off of the Southwest side of Highway 112, known as the Nashville and Clarksville Highway, at top of Dry Fork Hill, containing, .15 acres and further described as follows:

This description is reference from a point in the center of Highway 112 opposite or even with the Southeast corner of Jess H. Bass' 60 by 200 foot lot on West side of Highway. Running the center line of Highway Southeast 321.3 feet from the North boundary line of Leslie W. Carter property, all of which is shown on a survey by C.J. Carney on 2-24-60. From said point so established in center of said Highway West 59.5 feet to an iron pin in the Westerly margin of said Highway; thence West 18 feet to an iron pin; thence South 23.45 East 250 feet to an iron pin; thence North 43 degrees, East 30 feet to an iron pin; thence North 23.45 degrees, West 225 feet to a point in said highway and within the extended line West 46.5 feet from the starting point of this description in the center of said highway; thence from said point West 13 feet to the point of beginning which is the Western margin of said Highway.

This exclusion being the same property conveyed to W. Douglas Carney and wife, Betty Joe (Pucket) Carney, by Deed from Carl Tinsley and wife, Hazel Louise (Gupton) Tinsley, and Miller Tinsley and wife, Dorothy Ester (Fuller) Tinsley, of record in Book 3074, page 93, Register's Office of Davidson County, Tennessee.

EXCLUSION 3:
Beginning at a point in the Northerly margin of the Clarksville Highway, being US Highway 41-A and State Highway 112, and point being the Southeastern corner of the Carney property; thence running South 54 degrees, 40 minutes, East along the Northerly margin of said Highway 129 feet to an iron pin; thence running North 36 degrees, 15 minutes, East 250 feet to an iron pin; thence running North 61 degrees, 45 minutes, West 275 feet to an iron pin on the Carney property line; thence running South 2 degrees, 00 minutes, West 250 feet to the point of beginning and containing **1.19 acres**, more or less.

This exclusion being the same property conveyed to E.B. Smith and wife, Thelma Marie Smith, by a Warranty Deed from Carl Tinsley and wife, Hazel Louise Tinsley and Miller Tinsley and wife, Dorothy Tinsley, of record in Book 4316, page 740, Register's Office of Davidson County, TN.

EXCLUSION 4:
Being in the Fourteenth Civil District, described as follows:

Beginning at an iron pin in the Northern corner of the property herein conveyed, fence running South 55 degrees, 15 minutes, East 400 feet to an iron pin; thence turning South 34 degrees, 45 minutes, West for distance of 435.6 feet to a point in the Clarksville Hwy (US 41-A), thence turning North 55 degrees, 15 minutes, West for a distance of 400 feet to a point in the said Clarksville Hwy; thence turning 34 degrees, 45 minutes, East for a distance of 435.6 feet back to the point of beginning, containing 4 acres, more or less, as shown of Ralph Lamberet on June 26, 1974.

There is included in the above description a right of way easement along the side running on the said Clarksville Hwy.

This exclusion being the same property conveyed to VFW Post No 5827 by a Warranty Deed from Carl Tinsley and wife, Louis Tinsley and Miller Tinsley and wife, Dorothy Tinsley, of record in Book 4832, page 93, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Carroll M. Richardson and Gregory F. Richardson by a Warranty Deed dated December 2, 2002 from Carroll M. Richardson and Michael G. Hite of record in Book 20021205, page 0149893, Register's Office of Davidson County, Tennessee.

Title to the aforedescribed property is vested in Carroll M. Richardson and Gregory F. Richardson. Ruth Richardson and Deborah Richardson join in this instrument for the purpose of conveying any interest they have in said property by reason of marriage to Carroll M. Richardson and Gregory F. Richardson.

In Testimony whereof, the Party of the First Part has hereunto set their signatures, this the day and date above written.

CARROLL M. RICHARDSON

GREGORY F. RICHARDSON

RUTH RICHARDSON

DEBORAH RICHARDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2005, before me personally appeared CARROLL M. RICHARDSON AND WIFE, RUTH RICHARDSON, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

Witness my hand and seal at the City of Nashville, in the State of Tennessee.

SEAL

JAMES A. EVANS III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE
COUNTY OF Davidson My Commission Expires NOV. 24, 2007

On this 4th day of May, 2005, before me personally appeared GREGORY F. RICHARDSON AND WIFE, DEBORAH RICHARDSON, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

Witness my hand and seal at the City of Nashville, in the State of Tennessee.

SEAL

JAMES A. EVANS III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

NOTARY PUBLIC
My Commission Expires: Nov. 24, 2007

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is **QUIT CLAIM ($10.00),** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

PAMELA E. STAFFORD NOTARY PUBLIC AT LARGE GILES COUNTY, TENN.

Subscribed and sworn to before me this 4th day of May, 2005.

(SEAL)

JAMES A. EVANS III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

NOTARY PUBLIC
Commission Expires: Nov. 24, 2007

Pamela E. Stafford 3-18-07

SEND TAX BILLS TO:

6373 Old Hickory Blvd.
Whites Creek TN 37189

PERSON RESPONSIBLE FOR TAXES:

Richardson Investments LLC of Nashv

PROPERTY ADDRESS:

5420-5424 Clarksville Highway

Whites Creek, TN 37189

MAP 39 PARCEL 94.00

CMP DDR RAR DDR