Davidson County DEEDQC
Recvd: 09/30/05 09:47 2 pgs
Fees:12.00 Taxes:0.00
20050930-0117515

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29th DAY OF Sept 20 05

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00835

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John W. Cripps	SAME	MAP:
4160 Bull Run Road		Parcel:55-0 63.00*
Ashland City, TN 37015		*Part of parcel

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELSIE W. CARTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JOHN W. CRIPPS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4160 ~~4156~~ Bull Run Road, Ashland City, TN 37015

Witness my hand on this 29th day of Sept, 20 05

Elsie W. Carter by Loretta C. Peoples attorney in fact
Elsie W. Carter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 29th day of September, 2005, before me personally appeared Loretta C. Peoples to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Elsie W. Carter** and acknowledged that she executed the same as the free act and deed of said **Elsie W. Carter**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

EXHIBIT A - LEGAL DESCRIPTION

LAND IN THE 15TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 3 ON THE A. TURNER, TRUSTEE, PROPERTY, NOT OF RECORD, LOCATED ON BULL RUN ROAD AND DESCRIBED ACCORDING TO A SURVEY BY RICHARDSON-MORRIS CO., SURVEYORS, DATED NOVEMBER 7, 1972, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF BULL RUN ROAD, 760 FEET SOUTH OF THE SOUTHEAST CORNER OF THE MILDRED E. CANTRELL PROPERTY; THENCE N. 53° 20' W 1400 FEET TO A POINT; THENCE S 21° 40' W 190 FEET TO A POINT; THENCE S 53° 20' E 1400 FEET TO A POINT IN THE WESTERLY MARGIN OF BULL RUN ROAD; THENCE NORTHERLY 190 FEET ALONG THE WESTERLY MARGIN OF SAID BULL RUN ROAD TO THE POINT OF BEGINNING AND CONTAINING 5.89 ACRES MORE OR LESS.

SPECIFICALLY EXCLUDING SAID 3.10 ACRE TRACT AS SHOWN ON PLAT BOOK 8250, PAGE 88.

BEING THE SAME PROPERTY CONVEYED TO ROBERT C. CARTER AND WIFE, ELSIE W. CARTER BY WARRANTY DEED FROM LILLIAN JUNE AKINS, UNMARRIED, RECORDED ON THE 8TH DAY OF MARCH, 1989 IN DEED BOOK 7788, PAGE 315, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ROBERT C. CARTER HAVING SINCE DIED ON 02/23/2000 AND ALL HIS RIGHT AND TITLE TO THE ABOVE DESCRIBED LAND BEING VESTED IN ELSIE W. CARTER HIS WIDOW.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Elsie W. Carter pursuant to a power of attorney executed by the same on the Sept 21, 2000, and being filed for in Instrument # 200509130-0117396, Register's Office for Davidson County, Tennessee.