THIS INSTRUMENT PREPARED BY:
Chaffin, Burnsed & Smith, PLLC
One American Center, Suite 550
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Nashville, TN 37203

Davidson County DEEDQC
Recvd: 02/12/08 09:48 2 pgs
Fees:12.00 Taxes:0.00
20080212-0014008

THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.

MAP/PAR: 056-00-0-056.00

AS FOLLOWS:

SEND TAX BILLS TO:

Michael S. Ridings
4515 Bull Run Road
Ashland City, TN 37015

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 23rd day of January, 2008.

Notary Public

My commission expires: MY COMMISSION EXPIRES JULY 25, 2009

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mike Ridings d/b/a Lawnscape, Inc. (formerly Lawnscape, Inc.),** by these presents does hereby quitclaim and convey unto **Michael S. Ridings and wife, Cheryl Ridings,** their heirs and/or assigns, all his right, title and interest in and to the following described tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, as shown on Tax Map 56, being part of Parcel 56, situated on the South side of Bull Run Road and more particularly described as follows:

Beginning at a point in the center of Bull Run Road, said point being the Northwest corner of the Nealey White, et ux. Property of record in Deed Book 3341, page 439, Register's Office for Davidson County, Tennessee ("R.O.D.C.T."); thence, leaving said road along an old fence, S. 41°40'10" E., 470.18 feet to a point; thence, N. 69°00'45" E., 112.00 feet to a point; thence, S. 30°35'26" E., 20.00 feet to a point; thence N. 65°61'50" E. 16.00 feet to a point; thence S. 41°09'21" E., 123.95 feet to a point; thence S. 18°01'56" E. 147.33 feet to a point; thence, S. 84°13'45' E., 73.54 feet to a point; thence, S. 39°06'13" E., 206.04 feet to a point; thence, S. 31°31'06" E., 206.00 feet to a point; thence, following the remnants of an old fence, S. 45°50'24" W., 108.35 feet to a point; thence N. 74°33'49" W., 1108.25 feet to a point; thence, N. 37°15'00" W., 470.00 feet to a point in the centerline of Bull Run Road; thence with said center line N. 52°45'00" E., 313.22 feet to the point of beginning, said tract containing 11.97 acres, more or less.

Being the same property conveyed to Lawnscape, Inc., by Deed of record in Book 9687, page 372, recorded 6/01/1995, R.O.D.C.T. The said Lawnscape, Inc. having since dissolved and operating as Mike Ridings d/b/a Lawnscape, Inc.

This improved property is known as: 4515 Bull Run Road, Ashland City, Tennessee 37015.

Said property is conveyed subject to any and all such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 23 day of January, 2008.

Grantor:

Mike Ridings d/b/a Lawnscape, Inc., formerly Lawnscape, Inc.

By: _____
Mike Ridings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Mike Ridings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in NASHVILLE, Tennessee, this 23RD day of January, 2008.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 25, 2009

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Casey M. Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Casey M. Fisher

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey M. Fisher, who acknowledges that this certification of the electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public

Commission Expires: 7-19-08

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY