BILL GARRETT, Davidson County
Trans:T20090052320 DEEDQC
Recvd: 08/03/09 12:42 3 pgs
Fees:18.00 Taxes:2516.00
20090803-0072405

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DWS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
John David Peppers, Trustee of the John David Peppers, Jr. 1999 Vested Trust 5008 Woodland Hills Drive Brentwood, TN 37027	Same	072-06-0-145.00
John David Peppers, Trustee of the Joshua Daniel Peppers 2002 Vested Trust 5008 Woodland Hills Drive Brentwood, TN 37027	Same	

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, D.H. PEPPERS and wife, WYLENE W. PEPPERS, by these presents do hereby quitclaim and convey unto JOHN DAVID PEPPERS, TRUSTEE OF THE JOHN DAVID PEPPERS, JR. 1999 VESTED TRUST and JOHN DAVID PEPPERS, TRUSTEE OF THE JOSHUA DANIEL PEPPERS 2002 VESTED TRUST, as tenants in common, their successors and assigns, all rights, title and interest in and to certain real property described on Exhibit A attached hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 22 day of July, 2009.

D.H. Peppers

Wylene W. Peppers

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, D.H. Peppers and wife, Wylene W. Peppers, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of July, 2009.

Patricia E Lowery
Notary Public

My Commission Expires: 5/8/2012

PATRICIA E. LOWERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $680,000.00.

D H Peppers
Affiant

Subscribed and sworn to before me
this 22 day of July, 2009.

Patricia E Lowery
Notary Public

My Commission Expires:
5/08/2012

PATRICIA E. LOWERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of E. J. Childers, Trustee's Subdivision of the J. H. Ambrose Tract, as of record in Book 57, page 144, Register's Office for said County, described as follows:

Beginning at the northwest corner of the Gallatin Turnpike and Thomas Street; thence with the westerly margin of said Turnpike northerly 100 feet; thence westerly parallel with said Thomas Street, 200 feet to a 12-foot alley; thence southerly parallel with the easterly margin of said alley 100 feet to the northerly margin of said street; thence with the northerly margin of said street, easterly 200 feet to the beginning.
ALSO a 5-foot strip of land across the entire depth of the above described lot, said strip of land being described as fronting 5 feet on the northerly margin of Thomas Street, in the southerly margin of the corrected plan of E. J. Childers, Trustee's Subdivision of the J. H. Ambrose Tract in the New 11th Civil District of said county, and running back northerly and between parallel lines 100 feet more or less to a straight line extended westerly in the northern margin of a lot conveyed to the said W. C. Cole by W. P. Ready, Trustee, September 10, 1909, as of record in Book 387, page 204, said Register's Office, said strip of 5 feet adjoining the above Lot of W. C. Cole in the rear, adding 5 feet across the entire depth of said W. C. Cole's lot, making a total depth of said Lot of 205 feet, as shown by said corrected plan as above referred to.

INCLUDED BUT EXPRESSLY EXCLUDED from this conveyance is a certain triangular tract of land in the southwest corner of said lot, and there is added to said conveyance and conveyed with the property hereinabove described, a certain triangular tract of land adjoining the northwest corner of said lot. Said triangular tracts of land so referred to are described in Deed of W. C. Cole and wife to A. D. Cole, and A. D. Cole and wife, to W. C. Cole, of record in Book 716, page 80, which was executed by the said grantors for the purposes of straightening the lines between the respective properties of the said W. C. Cole and A. D. Cole, by which deed W. C. Cole and wife conveyed the Triangular tract in the southwest corner of said lot to A. D. Cole and A. D. Cole and wife conveyed the tract adjoining the northwest corner of said Lot to W. C. Cole, reference being hereby made to said Deed for a detailed description of said tracts of land so conveyed.

The source of this description is the prior deed of record. Being the same property conveyed to D.H. Peppers by deed of record in Book 6031, page 356, Register's Office for Davidson County, Tennessee.

This is improved property known as 3101 Gallatin Pike, Nashville, Tennessee 37216-3035.

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