Address New Owner:
Harold D. Rippy
1400 Stratford Avenue
Nashville, TN 37216

Send Tax Bills to:
Same as New Owner

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20100008770 DEEDQC
Recvd: 02/12/10 09:32 2 pgs
Fees:12.00 Taxes:0.00
20100212-0011072

TAX ID NUMBERS:
MAP 64 PARCEL 4 (Cheatham County)
Tax ID No. 05500000400 (Davidson County)

QUITCLAIM DEED

For and in Consideration of One Dollar ($1.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, DONNA M. RIPPY,** by these presents do hereby quitclaim and convey unto **HAROLD D. RIPPY,** his successors and assigns, all my right, title and interest in and to the following described tract of land lying both in Cheatham County and in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A"
for legal description of property

SAID property is conveyed subject to such limitations, encumbrances, etc. as may affect the premises, including but not limited to rights and obligations set forth in that certain Joint Driveway Agreement and Easement of record in Book 7832, Page 109 in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand on this the 11th day of February, 2010.

Donna M. Rippy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donna M. Rippy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 11th day of February, 2010.

Commission expires: 3-20-10

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

Affiant

Subscribed and sworn to before me,
this the 11th day of February, 2010.

Notary Public
My commission expires: 3/20/10

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

Land lying in the 13th Civil District of Davidson County, Tennessee with a portion of said land lying in the 1st Civil District of Cheatham County, Tennessee, being Tract No. 1 on Bull Run Road, as described in a survey by Richardson Morris Company, Surveyors, dated November 7, 1972, as follows:

BEGINNING at a point in the westerly margin of Bull Run Road, at the northeast corner of the property conveyed to V. R. Langley by deed of record in Book 2535, Page 633 in the Register's Office for Davidson County, Tennessee; thence North 69 deg. 15' West 347.40 feet; thence North 66 deg. 08' West 631.17 feet; thence North 55 deg. 00' West 800.25 feet; thence North 32 deg. 00' West 420.75 feet; thence North 25 deg. 00' West 165 feet; thence North 30 deg. 00' West 247.50 feet; thence North 25 deg. 00' West 156.75 feet; thence North 32 deg. 00' West 330 feet; thence North 28 deg. 29' West 553.78 feet; thence South 67 deg. 35' 05" West 593.22 feet; thence North 11 deg. 13' 36" West 465.97 feet; thence North 11 deg. 32" East 177 feet; thence North 43 deg. 29' East 68.61 feet; thence North 1 deg. 51' 18" West 680 feet; thence North 39 deg. 38' West 115.26 feet; thence North 38 deg. 43' East 96.66 feet; thence South 86 deg. 11' East 670.26 feet; thence South 10 deg. 00' West 184.90 feet; thence South 31 deg. 57' East 2,752.92 feet; thence South 2 deg. 26' East 236.51 feet; thence South 53 deg. 20' East 1,300 feet to a point in the westerly margin of Bull Run Road; thence southerly along the westerly margin of said Bull Run Road; 202 feet to the point of beginning.

Being the same property conveyed to Harold D. Rippy and wife Donna M. Rippy from Helen R. Smith by Warranty Deed recorded as Instrument No. 20091218-0115201 in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND INCLUDING GRANTOR'S RIGHTS AND OBLIGATIONS AS SET FORTH IN THAT CERTAIN JOINT DRIVEWAY AGREEMENT AND EASEMENT OF RECORD IN BOOK 7832, PAGE 109 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 4144 Bull Run Road, Ashland City, TN 37015

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney
200 Madison Street
Madison, TN 37115