THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **James E. Rager**
640 Old Hickory Blvd.
Old Hickory, Tennessee 37138

Send Tax Bills to: **First Union National Bank**
First Union Tower
150 4th Avenue North
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20100031621 DEEDQC
Recvd: 05/26/10 10:23 4 pgs
Fees:22.00 Taxes:0.00
20100526-0040501

MAP AND PARCEL: **43-00-0-21**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of BRENDA ELAINE RAGER V. GARY WAYNE RAGER, Docket No. 3-2007D-85, in the Chancery Court of Sumner County, the receipt of which is hereby acknowledged, BRENDA ELAINE RAGER, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto GARY WAYNE RAGER, Grantee, his heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

PARCEL "A"
A tract of land in the 4th Civil District of Davidson County, being Tract No. 2 on the Leonard L. Clark's Plan near Old Hickory, Tennessee, described according to survey made by E.M. McMurray, November 16, 1948.

Tract No. 2 is described as follows:
Being on the northwesterly margin of Old Hickory Boulevard at the low water mark of Cumberland River where bridge crosses said river on Old Hickory Boulevard; thence north 46 degrees 10' east 135 feet, more or less, to an iron pin; thence north 46 degrees 10'east 1600.4 feet, more or less; thence south 43 degrees 50' east 15 feet more or less; thence north 46 degrees 10' east 724.6 feet to an iron pin; thence north 38 degrees west

1513.2 feet, more or less, to an iron pin; thence north 49 degrees 30' east 743.5 feet to an iron pin in the westerly margin of a road, being the first road on left from bridge over Cumberland River, thence north 47 degrees 47' west 345.6 feet, more or less, to an iron pin; thence south 52 degrees west 683.1 feet, more or less, to an iron pin; thence north 38 degrees west 446.5 feet, more or less, to an iron pin; thence north 52 degrees east 597.8 feet, more or less, to an iron pin in the westerly margin of a road; thence with the westerly margin of said road north 47 degrees 47' west 210.6 feet, more or less, to an iron pin at the southeast corner of tract No. 8 in said plan; thence with the south line of said tract 8 and continuing south 42 degrees 45' west 3179.0 feet, more or less, to an iron pin; thence south 42 degrees 45' west 150 feet, more or less, to low water mark of the Cumberland River, thence with low water mark of said river south 32 degrees east 487.6 feet; thence south 47 degrees east 1000.0 feet, more or less; thence south 47 degrees 10' east 874.8 feet, more or less, to the point of beginning containing 153.7 acres, more or less.

Included in Tract No. 1 above, but excluded from this conveyance, by reason of having been previously conveyed by Grantors are:

1) A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Ray Cole, dated November 22, 1983, as follows: Beginning at an iron pin in the southwesterly margin of Scenic View Drive; thence south 46 degrees 24' west 596.85 feet to an iron pin; thence north 55 degrees 14' west 217.95 feet to a point, thence north 46 degrees 43' east 637.61 feet to an iron pin in the southwesterly margin of Scenic View Drive; thence south 44 degrees 28' east 210.0 feet to the point of beginning, being 3 acres more or less.
   Being the same property convey to Jimmy D. Turbyfill by deed from Ruth Wilson Hurt, a widow, by deed dated 2/8/84 of record in Book 6226, Page 773, Register's Office for Davidson County, Tennessee.
2) A tract of land lying entirely below the 400.6 feet contour line above mean sea level, situated o the left descending bank of the Cumberland River, in the 4th Civil District of Davidson County, Tennessee and bounded substantially as follows: Beginning at a point where the 400.6 feet contour line crosses the dividing line between the lands now or formerly of Frank B. Carter et ux and the land of the subject owner, said point being south 42 degrees 45' west 3299.0 feet, more or less, from the most northeasterly corner of the land of the subject owner, thence leaving said Carter, line, severing the land of subject owner, and following the 400.6 feet contour line as it meanders generally as follows: south 37 degrees 00' east 350 feet, south 43 degrees 30' east 550 feet, and south 49 degrees 30' east 1460.0 feet to a point in the right-of-way line of Old Hickory Boulevard; thence leaving said contour line and along said right-of-way line, south 46 degrees 00' west 30 feet to a point in the ordinary high water line of the Cumberland River, thence northwesterly and upstream,

following the meanderings of said water line, a distance of 2362.8 feet, more or less, to a point in the line of the land of said Carter; thence leaving said water line and along said Carter line north 42 degrees 45' east 30 feet to the point of beginning, containing one and sixty-one hundredths (1.61) acres, more or less.

Being the same property conveyed to the United State of America by Warranty Deed of Flowage Easement form J. Morgan Hurt and wife Ruth Wilson Hurt, dated Mar 18, 1954 and recorded in Book 2271, Page 571, Register's Office for Davidson County, Tennessee.

3) Two tracts of land denominated a Parcel No. 1 and Parcel No. 2 and described as follows:

Parcel No. 1: Beginning at a point in the north westerly margin of the existing right-of-way of Old Hickory Boulevard, and point being 450 feet, more or less, northeasterly from the low water mark of the left bank of the Cumberland River; thence at right angles to said right-of-way northwesterly 160 feet to a point; thence north 51 degrees 2' east 850.9 feet to a point which is 120 feet northwest of the said existing right-of-way; thence north 75 degrees 37' east 261.8 feet to a point in the said existing right-of-way; thence with said existing right-of-way south 48 degrees 20'21" west 1082.6 feet to the point of beginning.

Parcel No. 2: Beginning at a point in the existing right-of-way of Old Hickory Boulevard said point being at right angles to and northwesterly of centerline station 141 + 18 more or less of said Old Hickory Boulevard, thence northwesterly 68 feet, more or less, to a point; thence at right angles to the tangent of the curve northwardly 90 feet to a point on a curved line to the right of which is at all points 45 feet northerly from said centerline, thence with said curved line southeastwardly 101 feet to a point in the existing right-of-way of Old Hickory Boulevard; thence with said right-of-way south 48 degrees 20'21" west 65 feet, more or less, to a point; thence northwestwardly 13 feet to a point; thence south 48 degrees 20' 21" west 25 feet to the point of beginning. Parcels one and two together contain a total of 3/47 acres, more or less, and are a part of the same property conveyed to the State of Tennessee J. Morgan Hurt and wife, Ruth Wilson Hurt pursuant to terms of a Final Judgment of the Sixth Circuit Court of Davidson County, Tennessee, rendered in the case of State of Tennessee et al, v. J. Morgan Hurt, at al, on December 16, 1970, and of record in Book 4466, Page 23, Register's Office for Davidson County Tennessee.

This the same description as in the previous deed of record

Being the same property conveyed to James E. Rager, and Nancy Rager and Gary W. Rager and Brenda E. Rager, by Warranty Deed dated May 28, 1999, from Morgan Hurt LTD. Partnership and recorded in Book

11603, Page 952, 953 and 954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restriction and easements of record.

This is improved property, known as 640 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

IN TESTIMONY WHEREOF I have executed this instrument this the 25 day of May, 2010.

Brenda Elaine Rager
BRENDA ELAINE RAGER

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named BRENDA ELAINE RAGER, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 25th day of May, 2010.

NOTARY PUBLIC

My Commission Exp: 3/3/14

RHONDA VINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce.