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

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

Send Tax Bills to:
Same as New Owner

TAX ID NUMBERS:
MAP 64 PARCEL 4 (Cheatham County)
Part of 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, HAROLD RIPPY,** by these presents do hereby quitclaim and convey unto **DONNA M. RIPPY**, her successors and assigns, **a one-half undivided interest in and to the following described property** lying both in Cheatham County and in Davidson County, Tennessee, described in Exhibit "A" attached hereto.

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. Further subject to an Ingress/Egress Easement dated September 17, 2010 and recorded in the Register's Office for Davidson County as Instrument No.

It is the intent of the above named Harold D. Rippy to create a tenancy by the entirety by the execution of this Quitclaim Deed in myself and my spouse, Donna M. Rippy.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of September, 2010.

Harold D. 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 Harold D. Rippy, the bargainor, 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 at office at Madison, Tennessee, this the 17th day of September, 2010.

Commission expires: 3-3-2014

Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100060294 DEEDQC
Recvd: 09/24/10 10:47 3 pgs
Fees:17.00 Taxes:0.00
20100924-0076175

RETURN TO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Harold D. Rippy
Affiant

Subscribed and sworn to before me,
this the 17th day of September, 2010.

Deanie L. Gregory
Notary Public
My commission expires: 3/03/2014

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

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

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THAT CERTAIN 5.03 ACRE TRACT THIS DAY CONVEYED TO ANTHONY C. STOCK WHICH TRACT LIES ONLY IN DAVIDSON COUNTY, TENNESSEE AND WHICH DEED IS BEING RECORDED SIMULTANEOUSLY HEREWITH IN THE REGISTER"S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NO. 20100924-0076173 **, described as follows on page three (3) hereto.**

This instrument prepared by:
Deanie L. Gregory, Attorney
Greater Nashville Title & Closing Company
200 Madison Street
Madison, TN 37115

EXHIBIT "A" (continued)
LEGAL DESCRIPTION OF EXCLUSION

A tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee and being bounded on the North by Joe McCrary, on the East, South, and West by the remaining property of Harold Rippy and being more particularly described as follows:

Beginning at a capped iron pin (#2459) set in the southerly property line of Joe McCrary (DB 7832, PG 113, R.O.D.C.T.) , said pin being North 48 Degrees 37 Minutes 35 Seconds West and a distance of 658.18 feet from an iron pin found on the westerly R.O.W. of Bull Run Road, at the southeasterly corner of the Joe McCrary property and the northeasterly corner of the Harold Rippy property. Said pin being the POINT OF BEGINNING.

Thence leaving the line of McCrary and severing the lands of Rippy, South 28 Degrees 16 Minutes 09 Seconds West a distance of 136.29 feet to capped iron pin(#2459) set on the North side of a driveway.

Thence, South 75 Degrees 28 Minutes 17 Seconds West, a distance of 33.20 feet to capped iron pin(#2459) set on the North side of a driveway. Said pin being the southeasterly corner of the tract herein described.

Thence, North 68 Degrees 16 Minutes 15 Seconds West, a distance of 362.22 feet to capped iron pin(#2459).

Thence, North 41 Degrees 06 Minutes 47 Seconds West, a distance of 536.40 feet to capped iron pin(#2459). Said pin being the southwesterly corner of the tract herein described.

Thence, North 51 Degrees 18 Minutes 18 Seconds East, a distance of 400.92 feet to iron pin found in the southerly line of McCrary. Said pin being the Northwest corner of McCrary and the Northwest corner of the tract herein described.

Thence, with the southerly line of McCrary, South 02 Degrees 06 Minutes 07 Seconds West, a distance of 236.46 feet to an iron pin found.

Thence, South 48 Degrees 37 Minutes 35 Seconds East, a distance of 641.82 feet to the POINT OF BEGINNING.

Said tract containing 5.05 acres or 220,125 sq.ft. more or less by a survey performed by Brian Keith, RLS #2459, dated April 23, 2010.