When recorded return to: TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $163,100.00.

Julia H. Drummond
Affiant

Subscribed and sworn to before me on this the 30th day of July, 2010.

J. M. Corriveau
Notary Public

My Commission expires: _____

J. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

This instrument prepared by:
Brendi E. Kaplan, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

BILL GARRETT, Davidson County
Trans:T20100064514 DEEDQC
Recvd: 10/12/10 10:40 5 pgs
Fees:28.00 Taxes:603.47
20101012-0081601

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
John C. & Julia H. Drummond.
1015 Paris Avenue
Nashville, Tennessee 37204

SEND TAX BILLS TO:
Same as New Owner

Map 17/Parcel:78

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE ("GRANTOR"), does hereby quitclaim and convey unto JOHN C. DRUMMOND AND WIFE, JULIA H. DRUMMOND (hereinafter, the "GRANTEE"), all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A,
WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 1538 Union Hill Road, Goodlettsville, Davidson County, Tennessee 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, which include without limitation:

SEE ATTACHED EXHIBIT B,
WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this ___ day of July, 2010.

GRANTOR:

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Richard Riebeling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director of Finance of The Metropolitan Government of Nashville and Davidson County, Tennessee the within named bargainor, and that he as such Director of Finance executed the foregoing instrument for the purposes therein contained, by signing the name of the The Metropolitan Government of Nashville and Davidson County, Tennessee by himself as such Director of Finance.

WITNESS MY HAND AND SEAL, at office in Davidson County, this 30th day of July, 2010.

_____
Notary Public

My Commission Expires: March 10, 2012

SHARON D. MAYO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 10, 2012

EXHIBIT B

Permitted Encumbrances

1. City and/or County Taxes for the year 2010 and subsequent years. A lien, not yet due or payable.

2. Agreement between Shelby L. Greer and wife, and Davidson County Board of Education, of record in Book 1061, page 303, provision is made for furnishing water from a spring on the property owned by Greer and wife to Union Hill School.

3. All matters shown on the Boundary Survey of the Union Hill School prepared by Thorton & Associates, Inc. dated August 8, 2007, Project No. 07-1184.

EXHIBIT A

Real Property Description

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE HERSHEL R. ADCOCK, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4336, PAGE 390-R.O.D.C., TN. BOUNDED ON THE EAST BY THE MARILYN S. SADLER, ET AL PROPERTY AS OF RECORD IN INSTRUMENT NO. 200303310041463-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF UNION HILL ROAD. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF LICKTON PIKE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET, SAID PIN BEING THE SOUTHWEST CORNER OF THE HERSHEL R. ADCOCK, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4336, PAGE 390-R.O.D.C., TN. AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE HERSHEL R. ADCOCK, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4336, PAGE 390-R.O.D.C., TN. SOUTH 83 DEGREES 52 MINUTES 35 SECONDS EAST, 372.38 FEET TO AN EXISTING MONUMENT;

THENCE, A COMMON LINE WITH THE HERSHEL R. ADCOCK, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4336, PAGE 390-R.O.D.C., TN. PASSING AN EXISTING IRON PIN AND CORNER OF SAID PROPERTY AT 51.93 FEET AND A COMMON LINE WITH THE MARILYN S. SADLER, ET AL PROPERTY AS OF RECORD IN INSTRUMENT NO. 200303310041463-R.O.D.C., TN. AND WITH AN EXISTING FENCE LINE, SOUTH 22 DEGREES 41 MINUTES 25 SECONDS WEST, 311.80 FEET TO AN IRON PIN SET;

THENCE, SOUTH 4 DEGREES 05 MINUTES 25 SECONDS WEST, 288.54 FEET TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF UNION HILL ROAD;

THENCE, WITH SAID MARGIN, NORTH 79 DEGREES 18 MINUTES 55 SECONDS WEST, 66.19 FEET TO AN IRON PIN SET AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 5 DEGREES 20 MINUTES 42 SECONDS, A RADIUS OF 3747.88 FEET, A LENGTH OF 349.64 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 59 MINUTES 16 SECONDS WEST, 349.51 FEET TO AN IRON PIN SET;

THENCE, WITH THE EASTERLY MARGIN OF LICKTON PIKE, NORTH 9 DEGREES 53 MINUTES 04 SECONDS EAST, 286.42 FEET TO AN IRON PIN SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 32 DEGREES 11 MINUTES 45 SECONDS, A RADIUS OF 545.70 FEET, A LENGTH OF 306.64 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 58 MINUTES 56 SECONDS EAST, 302.62 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE DAVIDSON COUNTY BOARD OF EDUCATION BY DEED FROM SHELBY GREER AND WIFE, MAGGIE GERTRUDE GREER, OF RECORD IN BOOK 2802, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON

COUNTY, TENNESSEE. THE SAID DAVIDSON COUNTY BOARD OF EDUCATION IS NOW KNOWN AS THE METROPOLITAN BOARD OF EDUCATION FOR NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AS EVIDENCED BY ADOPTION OF THE METROPOLITAN CHARTER BY NASHVILLE AND DAVIDSON COUNTY ON JUNE 28, 1962.

AND

Pursuant to Case No. 01-1282-II as filed in the Chancery Court Davidson County, Tennessee, Lillian E. Griffis, Nellie Wheeler and Audrey Griffis, enter into a lawsuit against The Metropolitan Government of Nashville and Davidson County, Tennessee, to recapture a reversionary interest in and to said Property as stated in the deed from George W. Haley and wife, Sarah Haley, to the Seller, of record in Book 367, page 461, Register's Office for Davidson County, Tennessee. Audrey Griffis subsequently passed away as stated in the Notice of Suggestion of Death which was filed March 24, 2006 in Chancery Court Davidson County, Tennessee. Richard Allen Griffis, Frank Haley, Lillian E. Griffis and Nellie Wheeler were established as known representatives of George W. Haley and wife, Sarah Haley and Audrey Griffis, pursuant to the Motion to Join All Persons Who May Be Interested Parties which was filed on April 12, 2006 in the Chancery Court Davidson County, Tennessee. Frank Haley and Richard Allen Griffis were substituted as a party to the Plaintiffs pursuant to the Agreed Order of Substitution of the Parties filed April 19, 2006 in the Chancery Court Davidson County, Tennessee. The Metropolitan Government of Nashville and Davidson County, Tennessee was granted an order to sell the property, but was required to distribute to Richard Allen Griffis, Frank Haley, Lillian E. Griffis and Nellie Wheeler a proportionate share of the proceeds equal to one acre pursuant to the Agreed Order filed October 14, 2008 in the Chancery Court Davidson County, Tennessee.

CONTAINING, 229,316 sq.ft. or 5.264 Acres, more or less.

DESCRIPTION PREPARED FROM A BOUNDARY SURVEY ENTITLED "BOUNDARY SURVEY OF THE UNION HILL SCHOOL" DATED: AUGUST 7, 2007 BY THORNTON & ASSOCIATES, INC. PROJECT NO. 07-1184.

PROPERTY IS ENCUMBERED BY OVERHEAD UTILITIES CROSSING THE SOUTHWEST CORNER OF THE PROPERTY SERVING OTHER PROPERTIES OF WHICH NO RECORDS WERE FOUND.