Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John C. Drummond Julian H. Drummond 1015 Paris Avenue Nashville, TN 37204	New Owner	017-078.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20100064514 DEEDQC
Recvd: 10/12/10 10:41 6 pgs
Fees:32.00 Taxes:0.00
20101012-0081603

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

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

Notary Public

My Commission Expires: _____
(Affix Seal)

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Lillian E. Griffis, Nellie Wheeler, Richard Ray Griffis and Frank Haley,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **John C. Drummond and wife, Julia H. Drummond,** hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit::

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property located at: 1538 Union Hill Road, Goodlettsville, TN 37072

THE GRANTORS HAVE NEVER OCCUPIED THE PROPERTY AS PRIMARY RESIDENCE.

This instrument was executed on behalf of Lillian E. Griffis, Nellie Wheeler, Richard Ray Griffis and Frank Haley by Justin D. Wear pursuant to a Power of Attorney recorded in Instrument No. 20101012-0081600, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "C" to this instrument and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 5th day of ~~September~~ October, 2010.

Lillian E. Griffis, By Her Attorney in Fact
Lillian E. Griffis
By: Justin D. Wear, her Attorney in Fact

Nellie Wheeler, By Her Attorney in Fact
Nellie Wheeler
By: Justin D. Wear, her Attorney in Fact

Richard Ray Griffis, By His Attorney in Fact
Richard ~~Allen~~ Griffis
By: Justin D. Wear, his Attorney in Fact

Frank Haley, By His Attorney in Fact
Frank Haley
By: Justin D. Wear, his Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Justin D. Wear**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Lillian E. Griffis, Nellie Wheeler, Richard Allen Griffis and Frank Haley**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 5th day of ~~September~~ October, 2010.

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

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.

Richard Ray Griffis and Richard Allen Griffis are one in the same person.

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 "C"
To
Quit Claim Deed

FROM: Lillian E. Griffis, Nellie Wheeler, Richard Allen Griffis and Frank Haley

TO: John C. Drummond and wife, Julian H. Drummond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Justin D. Wear, Affiant

Sworn to and subscribed before me this 5th day of October, 2010.

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC