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 10:42 7 pgs
Fees:37.00 Taxes:0.00
20101012-0081604

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)

C. 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 Justin D. Wear HER Attorney IN FACT
Lillian E. Griffis
By: Justin D. Wear, her Attorney in Fact

Nellie Wheeler, By Justin D. Wear HER Attorney IN FACT
Nellie Wheeler
By: Justin D. Wear, her Attorney in Fact

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

Frank Haley, By Justin D. Wear 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.

Deborah L. Bissell
Notary Public

My Commission Expires: 7-20-2011

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

EXHIBIT A
Real Property Description

Tract 1:

Beginning at the intersection of Goodlettsville & Lickton Road with the Ridge Road, running in a northerly direction with said Ridge Road, two hundred and ten feet (210) to a point; thence in a easterly direction, two hundred and ten feet to a point; thence in a southerly direction, two hundred and ten feet to a point; thence in a westerly direction, two hundred ten feet to the beginning point, containing one acre more or less.

Being the same property conveyed to the Davidson County Board of Education by deed from Geo. W. Haley and wife, Sarah Haley of record in Book 367, page 461, 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.

Tract 2:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the middle of the Licton-Goodlettsville Pike being the southeast corner of the present Union Hill School Property running thence north 315 feet to a stake, the same being in W. E. Lee's east line running thence in a easterly direction and parallel with the Licton-Goodlettsville Pike 207 ½ feet to a stake thence southerly and parallel with the easterly margin of the present school grounds 315 feet to a point in the middle of the Licton-Goodlettsville Pike thence westerly 207 ½ feet to the beginning, containing 1 ½ acres more or less.

Being the same property conveyed to the Davidson County Board of Education by deed from Gertrude Binkley Greer and husband Shelby L. Greer, of record in Book 1077, page 617, 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.

Tract 3:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning in the center of Lickton Pike at the northwest corner of the present Union Hill School Property; thence with the center of said Pike North 6 degrees 15 minutes east 28.8 feet, north 7 degrees 35 minutes east 50 feet, north 8 degrees 17 minutes east 43.5 feet to a railroad spike; thence south 86 degrees 54 minutes east 201.1 feet to a stake at a corner post and a fence; thence south 1 degree west 130.7 feet to the northeast corner of the School property; thence with the northerly line of said School property and along a row of posts, north 84 degrees 26 minutes west 215.6 feet to the beginning, containing 0.06 acre, more or less.

Being the same property conveyed to the Davidson County Board of Education by deed from Robert L. Lee and wife, Nelda B. Lee, of record in Book 1675, page 599, 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.

Tract 4:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning in the center of Lickton Pike at the northwest corner of the property conveyed to Davidson County Board of Education by deed from Robert L. Lee and wife, of record in Book 1675, page 599, Register's Office for said County, thence with the northern boundary line of said Board of Education property, south 86 degrees 54 minutes east 201.1 feet; thence south 1 degree west 27.7 feet to the northwest corner of the property conveyed to the Davidson County Board of Education by deed from Mrs. Gertrude Binkley Greer and husband, of record in Book 1077, page 617, said Register's Office; thence with the northern boundary line of the property conveyed to the Davidson County Board of Education of record in Book 1077, page 617, said Register's Office, south 84 degrees 12 minutes east 207.5 feet; thence north 19 degrees 37 minutes east 311.8 feet; thence north 86 degrees 57 minutes west 387.9 feet to the center of said Pike; thence with the same, with a curve having a radius of 570.7 feet, southwestwardly 285.7 feet to the beginning, containing 2.68 acres more or less.

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.

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 ~~September~~ October, 2010.

Notary Public

My Commission Expires: _____

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