BILL GARRETT, Davidson County
Trans:T20100064905 DEEDQC
Recvd: 10/13/10 15:20 4 pgs
Fees:22.00 Taxes:0.00
20101013-0082078

This Instrument Prepared By:

Joseph P. Rusnak
TUNE, ENTREKIN & WHITE, P.C.
Regions Center, Suite1700
315 Deaderick Street
Nashville, TN 37238
(615) 244-2770

QUITCLAIM DEED

Address New Owner(s) As Follows:	Mortgagee:	Map Parcel Numbers:
Robert & Teresa Phillips 2001 Forges Drive Nashville, TN 37217 Send Tax Bills: New Owner		Map 135-9-11

FOR AND IN CONSIDERATION of the love and affection I have for my beautiful and charming wife I, Robert W. Phillips, Sr. (the "Grantor"), for the intent and purpose of creating an estate by the entireties in and to the entire interest in the property described below previously held solely by the Grantor, do hereby quitclaim and convey unto my wife, Teresa Phillips (the "Grantee"), her heirs and assigns, a one-half undivided interest as an estate by the entireties in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

> Being Lot No. 11 on the Plan of Una Manor Subdivision, Section 2, of record in Book 2900, Page 95, and Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Robert W. Phillips, Sr., by a warranty deed from Vulcan Lands, Inc. of record at Instrument No. 20050912-0109201 in the Register's Office of Davidson County, Tennessee.
>
> Grantee, for herself, her personal representatives, estate, heirs, assigns and beneficiaries (collectively referred to as "Grantee") hereby acknowledges that

blasting is a normal part of the quarrying operations which Vulcan Lands, Inc. conducts on its property located near or adjacent to the Property ("Vulcan's Property"). As a material part of the consideration for this conveyance, Grantee does forever release and hold harmless Vulcan Lands, Inc., its agents, employees, contractors, successors and assigns (collectively, "Vulcan Lands, Inc.") from and against any and all liability of any kind or nature incurred as a result of the operation of the quarry on Vulcan's Property, including, without limitation, blasting, except to the extent of Vulcan Lands, Inc.'s gross negligence. Furthermore, Grantee does forever release and waive the right to maintain a suit at law or in equity against Vulcan Lands, Inc. on a theory of trespass, public or private nuisance or for any claim for strict liability in connection with the blasting or other operations of Vulcan Lands, Inc. on Vulcan's Property or any claim arising out of the conduct of an ultra hazardous activity. This release and covenant is expressly intended to and does hereby bind Grantee and is intended to and does hereby run with the Property.

This conveyance is subject to all restrictions and easements of record in the Register's Office, Davidson County, Tennessee.

This is improved property known as 2001 Forges Drive, Nashville, Tennessee 37217.

IN WITNESS THEREOF, the Grantor has caused this instrument to be executed on this 12 day of OCTOBER 2010.

Robert W. Phillips, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

There is no actual consideration for this transfer.

Teresa Phillips

Teresa Phillips

Personally appeared before me, JOSEPH P. RUSNAK, a Notary Public of said County, Teresa Phillips, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of OCTOBER 2010.

NOTARY PUBLIC

My Commission Expires:

JOSEPH P. RUSNAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOSEPH P. RUSNAK, a Notary Public of said County, Robert W. Phillips, Sr., with whom I am personally acquainted and who acknowledged that he executed this Quitclaim Deed for the purposes therein contained.

WITNESS my hand, at office, this 12 day of OCTOBER 2010.

NOTARY PUBLIC

My Commission Expires:

JOSEPH P. RUSNAK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

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