THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Deborah A. Shepard	Same	8-22
8067 Whites Creek Pk		
Joelton, TN 37080		

BILL GARRETT, Davidson County
Trans:T20100081711 DEEDQC
Recvd: 12/29/10 11:25 2 pgs
Fees:12.00 Taxes:0.00
20101229-0103300

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates. PLLC.
846 Conference Drive, Ste 4
Goodlettsville, TN 37072

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 23 day of December, 2010

Notary Public

My commission expires: 3-15-2013

DANA J. KEMP NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged Roy C. Shepard, "Grantor" by these presents, does hereby quitclaim and convey unto Deborah A. Shepard, "Grantee" his/her/their successors and assigns, all of his/her/their right, title, and interest in and to the following described property in Davidson County, Tennessee:

TRACT A
A tract of land in the 14th Civil District of Davidson County, Tennessee, lying on the westerly side of State Route No. 64, known as the Old Springfield Pike and being part of the property conveyed to H.E. Baxter and wife, Lockie K. Baxter, by deed from W. B. Williams, et al, of record in Book 1174, page 15, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the afore mentioned Old Springfield Pike, said point being south 31 degrees 45 minutes east of and 88.4 feet from the northast corner of the property conveyed to H. E. Baxter and wife, Lockie K. Baxter by deed from W. H. Williams, et al, of record in Book 1174, page 15, Register's Office for Davidson County, Tennessee; thence south 33 degrees 45 minutes east with the center of said Pike 80 feet to a point; thence south 35 degrees east 75.7 feet to a point; thence leaving said Pike south 53 degrees 30 minutes west 153.1 feet to an iron pin; thence north30 degrees 20 minutes 167.7 feet to an iron pin; thence north 58 degrees 30 minutes east 140.6 feet to the point of beginning containing 0.55 acres, more or less.

TRACT B
Beginning at a point in the southwest corner to the tract of land conveyed to Glenna Baxter Johnson and husband, Harvey L. Johnson, of record in Book 2604, page 413, Register's Office for Davidson County, Tennessee; thence south 53 degrees 30 minutes west 80 feet to a point; thence north 30 degrees 20 minutes west174.70 feet to a point; thence north 58 degrees 30 minutes east 80 feet to a point, the northwest corner of

the land conveyed to grantees herein by deed of record in Book 2604, page 413, Register's Office for Davidson County, Tennessee; thence south 30 degrees 20 minutes east 167.70 feet to the point of beginning, containing 0.31 acres more or less.

The subject property consisting of Tracts A and B above being further described in the attached plat of record in Book 5278, page 243, Register's Office fro Davidson County, Tennessee and together are also known as Tax Map 8, Parcel 22.

FIRST RIGHT OF REFUSAL: In the event Grantee herein receives a bona fide offer for the sale of the above property, Grantee shall put Grantor herein on written notice. Grantor will have 15 days to purchase said property on the exact terms and conditions of the offer received by Grantee. If Grantor has not tendered performance under this provision within 15 days, Grantee shall be entitled to sell the property free of this right of refusal. Notice shall be deemed given by Grantee when a copy of said received offer is placed in the mail to Grantor (certified return receipt requested) at the address of 100 Country Club Drive, Suite 200, Hendersonville TN 37075.

Being the same property conveyed to Roy C. Shepard and Deborah A. Shepard, husband and wife from Jeremy Scott Johnson, trustee of the Jeremy Scott Johnson Trust dated December 8, 2008, by Deed dated November 22, 2010, as of record in Instrument No. 20101124-0094198.

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

This is _X_improved property known as: 8067 Whites Creek Pike, Joelton., TN 37080.

Witness my hand this 23 day of December, 2010.

Roy C. Shepard
Grantor: Roy C. Shepard

STATE OF TENNESSEE}
COUNTY OF Davidson }

On this 23 day of December, 2010, before me personally appeared Roy C. Shepard, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

WITNESS my hand, at office, this 23 day of December 2010.

Commission expires: 3-15-13

Dana J. Kemp
Notary Public

DANA J. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY