BILL GARRETT, Davidson County
Trans:T20120046202 DEEDQC
Recvd: 06/22/12 09:32 3 pgs
Fees:17.00 Taxes:0.00
20120622-0054790

GRANTOR ADDRESS:

Kenneth E. Jackson, Sr.
107 Limetree Circle
Ridgeland, Mississippi 39157
(601) 672-9784

GRANTEE ADDRESS: AND SEND TAX BILLS TO:

Mike Fink Properties, LLC
141 Madison Landing Circle
Ridgeland, Mississippi 39157-9243
(601) 856-5503
PARCEL # 062 00 0 143.00

Prepared by:

Jack W. Cooke, Jr., P. A.
Attorney at Law
1437 Old Square Road, Suite 106
Jackson, Mississippi 39211
(601) 981-1912

INDEXING INSTRUCTIONS: A tract of land in the Second Civil District of Nashville-Davidson County, Tennessee that is south of Music Valley Drive and east of Pennington Bend Road

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QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good, legal and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, **Kenneth E. Jackson, Sr.**, do hereby convey and quitclaim unto **Mike Fink Properties, LLC, a Mississippi Limited Liability Company**, the land and property which is situated in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein

This description was provided by the Grantor and this Quitclaim Deed was prepared without benefit of a title examination and the attorney preparing this deed makes no representation as to the accuracy thereof.

WITNESS MY SIGNATURE this the 17th day of May , 2012.

Kenneth E. Jackson, Sr.

STATE OF MISSISSIPPI:

COUNTY OF Hinds :

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on the 17th day of May, 2012, within my jurisdiction, the within named Kenneth E. Jackson, Sr., who acknowledged that he executed the above and foregoing instrument.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

March 23, 2015

STATE OF MISSISSIPPI GALE NELSON ID # 55498 NOTARY PUBLIC Comm. Expires March 23, 2015 HINDS COUNTY

The Consideration for this transfer was zero Dollars (0.00)

SWORN TO AND SUBSCRIBED BEFORE ME this the 18th day of June, 2012.

NOTARY PUVLIC

AFFIANT

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 55375 CHRISTY K. JONES Commission Expires March 11, 2015 RANKIN COUNTY

EXHIBIT "A"

A tract of land in the Second Civil District of Nashville-Davidson County, Tennessee that is south of Music Valley Drive and east of Pennington Bend Road being more fully described as follows:

Beginning at an existing iron pin in concrete on the southerly right-of-way line of Music Valley Drive, formerly Elzie Miller Road, that is 1130 feet, more or less, east of the easterly right-of-way line of Pennington Bend Road and proceeds as follows:

1. With the southerly right-of-way line of Music Valley Drive in an easterly direction and a 1051.35 feet radius to the right 335.5 feet to an iron pin set, said curve has chord bearing of S 87 18' 04" E and distance of 334.08; thence;
2. S 14 13' 43" W 477.12 feet to an iron pin set; thence,
3. N 78 15' 00" W 230.47 feet to an iron pin set; thence,
4. N 01 13' 35" E 431.37 feet to the point of beginning and containing 3.0 acres more or less.

This property has within its bounds a drainage ditch along the southerly line and a well house 200 feet south of Music Valley Drive and 7 feet east of the westerly line.

Being a part of the same property conveyed to Donovan Construction Company of Minnesota from Bettina F. Claxton McDonald as of record in Deed Book 4627, Page 396, R.O.D.C., TN.

Subject to a water/sewer easement, with rights of ingress and eagress, described as follows, and to be later shown by recorded plat to be filed with Register of Deeds:

20-FOOT EASEMENT DESCRIPTION

A 20-foot wide easement in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee being south of Music Valley Drive and on the property conveyed to Donovan Construction Company by deed recorded in Book 4627, page 396 Register's Office of Davidson County, Tennessee and being more fully described as follows:

A 20-foot wide easement being 10 feet on both sides of a line described as follows:

To reach the point of beginning from a point on the south right-of-way line of Music Valley Drive at the common corner of said Donovan Construction Company property and property conveyed to Water-Boggan Management, Inc. by deed recorded in Book 5050, page 51, Register's Office of Davidson County, Tennessee proceed as follows:

a. S 24 30' 00" W 429.88 feet
b. N 78 15' 00" W 266.74 to the southeasterly corner of a 3-acre tract; thence
c. N 14 13' 43" E 10.01 feet to the point of beginning; thence,

1. N 78 15' 00" W 68.41 feet; thence,
2. S 4 25' 44" W 409.0 feet; thence,
3. S 1 13' 07" W 113.97 feet; thence,
4. S 4 55' 45" W 124.0 feet to the end and a point on the line between Donovan Construction Company and James E. Gleaves et ux, Book 3035, page 491, Register's Office of Davidson County, Tennessee.

Subject to an existing drainage easement being a concrete flume ditch running approximately the entire length of the West side of the property being conveyed, which ditch is not to be altered without permission of the Seller, and which the Buyer agrees to maintain in an attractive manner.

SIGNED FOR IDENTIFICATION PURPOSES, this the 17th day of May, 2012.

KENNETH E. JACKSON, SR.

Being the same property as conveyed from Donovan Construction Company of Minnesota to Kenneth Edwan Jackson, Sr. in Book 6173 at Page 639 in RODC, TN.