BILL GARRETT, Davidson County
Trans:T20120099188 DEEDQC
Recvd: 12/27/12 15:39 5 pgs
Fees:28.00 Taxes:370.00
20121227-0119630

This Instrument Prepared By:
Burr & Forman, LLP (DTM)
3102 West End Ave, Suite 700
Nashville, Tennessee 37203

Address New Owner/ Send Tax Bills to:

Keith A. Dugger & Jane G. Dugger
4501 Brush Hill Road
Nashville, TN 37216

Tax Parcel: 05100018400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, KEITH ALLEN DUGGER and JOHN ALAN DUGGER, Trustees of Dugger 2002 Receptacle Trust dated December 18, 2002, (hereinafter the "GRANTORS"), do hereby quitclaim and convey unto KEITH A. DUGGER and wife, JANE G. DUGGER (hereinafter the "GRANTEES"), their heirs and assigns, all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "property").

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER.

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed this 27th day of December, 2012.

Keith Allen Dugger, Trustee of The Dugger 2002 Receptacle Trust dated December 18, 2002

John Alan Dugger, Trustee of The Dugger 2002 Receptacle Trust dated December 18, 2002

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, Athena Gosnell, a Notary Public of this county and state, KEITH ALLEN DUGGER, Trustee, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 27th day of December, 2012.

ATHENA GOSNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

[SEAL]

NOTARY PUBLIC

My Commission Expires: March 4, 2013

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, Athena Gosnell, a Notary Public of this county and state, JOHN ALAN DUGGER, Trustee, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 27th day of December, 2012.

ATHENA GOSNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

[SEAL]

NOTARY PUBLIC

My Commission Expires: March 4, 2013

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $100,000.00.

Keith A. Dugger
AFFIANT

Subscribed and sworn to before me this 27th day of December, 2012.

Athena Gosnell
Notary Public

My Commission Expires: March 4, 2013

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

EXHIBIT A

Beginning at an iron pin in the West Right of Way of Brush Hill Road and being the North East corner of Lot #20, A.J. McGaughey's Second Haysboro Subdivision, of record in Plat Book 547, Page 43, R.O.D.C. Thence along Northerly line of Lot #20, North 82° 15' 40" West 376.00 to an iron pin in the Centerline of Love's Branch Creek, thence North 77° 06' 39" West 131.51 feet to an iron pin in the Eastern Boundary of Spring Hill Cemetary. Thence with said Eastern Cemetary line and the Westerly meanders of Cheek Lake, North 36° 14' 36" East 55.27 feet to an iron pin. Thence North 56° 44' 39" East 78.53 feet to an iron pin; thence North 36° 45' 07" West 41.73 feet to an iron pin. Thence North 8° 31' 10" East 52.49 feet to an iron pin, thence North 18° 09' 23" East 50.15 feet to an iron pin, thence North 36° 39' 23" East 84.01 feet to an iron pin; Thence North 21° 49' 23" East 85.60 feet to an iron pin; thence North 3° 17' 23" East 61.58 feet to an iron pin; thence North 25° 08' 23" East 71.13 feet, to a concrete monument. Thence crossing Cheek Lake South 58° 19' 53" East 300.69 feet to an iron pin on East side of Lake; Thence South 60° 46' 22" East 326.76 feet to an iron pin. Thence North 77° 58' 38" East 116.26 feet to an iron pin; thence South 81° 38' 35" East 178.47 feet to witness point on the river bluff. Thence with said witness line South 24° 07' 12" West 180.24 feet to a point. Thence South 17° 01' 09" West 169.76 feet to a fence post on said river bluff. Thence leaving witness line and river bluff, North 82° 15' 40" West 392.48 feet to the point of beginning, containing 8.087 acres, according to a survey made by Michael V. Holmes and Associates, Inc., dated January 5, 1981.

Although the legal description follows a witness line along the river bluff this conveyance is intended to convey the said property to the low water mark of the Cumberland River.

Being part of the same property conveyed to Keith Allen Dugger and John Alan Dugger, Trustees of the Kathleen Dugger Qualified Personal Residence Trust dated October 10, 2002, by Quitclaim Deed from Kathleen J. Dugger, said deed being of record as Instrument No. 20021226-0158473.

LESS AND EXCEPT:

Tract 1:

Land in the First Civil District of Davidson County, Tennessee of record in Book 5190, page 551, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Starting at an existing iron pin the common boundary of Ben R. Betty III and John T. Dugger, Jr.; thence South 48° 06' 00" West 21.11 feet to the point of the beginning; thence along a private drive South 48° 06' 00" West 158.88 feet; thence North 60° 57' 07" West 287.80 feet; thence North 37° 39' 33" East 153.53

feet; thence South 60° 39' 30" East 316.68 feet to the point of beginning containing 1.048 acres more or less.

Said excepted Tract 1 being the same property conveyed to Keith A. Dugger and wife, Jane G. Dugger by deed from John T. Dugger, Jr. and wife, Kathleen J. Dugger, said deed being of record in Book 5828 Page 105, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 1, Final Plat, Section One, Addition to A.J. McHauhey's Hayesboro Subdivision, of record in Plat Book 5190, page 501, Register's office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said excepted Tract 2 being the same property conveyed to Keith Allen Dugger and John Alan Dugger, Trustees of the Dugger 2002 Receptacle Trust dated December 18, 2002, by Quitclaim deed from Keith Allen Dugger and John Alan Dugger, Trustees of The Kathleen Dugger Qualified Personal Residence Trust dated October 10, 2002, of record as Instrument No. 20120827-0076669, Register's Office for Davidson County, Tennessee.

Said excepted Tract 2 being the same property further conveyed to R. Christopher Parr and wife, Georganne Daniel Parr by Warranty Deed from Keith Allen Dugger and John Alan Dugger, Trustees of the Dugger 2002 Receptacle Trust dated December 18, 2002, of record as Instrument No. 20120827-0076670, Register's Office for Davidson County, Tennessee.