SEND TAX NOTICES TO NEW OWNER:
Shrum Family Holdings, Inc.
c/o Chester Shrum
P.O. Box 758
Ridgetop, TN 37152

THIS INSTRUMENT PREPARED BY
Clyde W. Richert, III
Attorney at Law
Springfield, Tennessee

BILL GARRETT, Davidson County
Trans:T20140022668 DEEDQC
Recvd: 04/03/14 15:48 3 pgs
Fees:17.00 Taxes:0.00
20140403-0027939

Map 6
Parcels 37 and 17

QUITCLAIM DEED

THIS QUITCLAIM DEED made this the 2nd day of April, 2014, between **LEE SHRUM**, referred to herein as Party of the First Part, and **SHRUM FAMILY HOLDINGS, INC.**, a Tennessee corporation, Party of the Second Part.

WITNESSETH:

That the said Party of the First Part for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, does hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part all of their right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in the 10th Councilmanic District of Davidson County, Tennessee, described as follows, to wit:

Beginning at a fence post (old), in the southerly boundary of a tract of land which belongs to W. Mitchell, Rogers, having a deed reference in Book 6754, Page 76, RODCT, a corner of a tract of land which belongs to Clarence H. McCumber, having a deed reference in Book 5444, Page 371, RODCT, the most northerly northwest corner of this tract, and continuing, as follows: N 78°18'38" E, 39.87 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to W. Mitchell Rogers, in the westerly right-of-way of CSX railroad; thence with the right-of-way of CSX railroad, as follows: S 25°10'41" E, 19.46 feet to an iron pin (new); thence, S 64°49'19" W, 25.00 feet to an iron pin (new); thence, S 25°10'41" E, 194.71 feet; thence, S 24°31'28" E, 123.65 feet; thence, S 22°00'19" E, 122.07 feet to an iron pin (new); thence, S 19°22'04" E, 97.09 feet to an iron pin (new); thence, S 15°06'05" E, 163.54 feet to an iron pin (new); thence, S 10°50'23" E, 85.33 feet to an iron pin (new); thence, S 07°49'56" E, 128.58 feet to an iron pin (new); thence, S 04°58'34" E, 119.04 feet to an iron pin (new); thence, S 03°49'25" E, 255.46 feet to an iron pin (new); thence, S 05°24'17" E, 243.50 feet to an iron pin (new), in the westerly right-of-way of CSX railroad, the northeast corner of a tract of land which belongs to Robert D. Stewart, having a deed reference in Book 5487, Page 791, RODCT; thence, S 72°00'00" W, 182.40 feet to a point in Baker Road, the northwest corner of said tract of land which belongs to Robert D. Stewart, the northeast corner of a tract of land which belongs to Edward F. Bell, having a deed reference in Book 6543, Page 492, RODCT, marked by a witness iron fence post (old) in the easterly margin of said road, and a witness pin (new) in the westerly margin of said road; thence, S 66°37'30" W, 318.41 feet to an iron pin (new), in the center of an old road bed, in the northerly boundary of said tract of land which belongs to Edward F. Bell; thence with the center of said old road bed, as follows: N 43°18'10" W, 64.90 feet to an iron pin (new); thence, N 37°39'10" W, 157.59 feet to an iron fence post (old); thence, N 29°23'52" W, 47.53 feet to an iron pin (new); thence, N 22°27'12" W,

71.13 feet to an iron pin (new); thence, N 08°48'25" W, 124.15 feet to an iron pin (new) (new); thence, N 05°41'39" E, 102.99 feet to an iron pin (new); thence, N 10°55'04" E, 93.18 feet to an iron pin (new); thence, N 14°56'29" E, 132.37 feet to an iron pin(new); thence, N 02°14'38" W, 150.00 feet to an iron pin (new); thence, N 12°14'38" W, 200.00 feet to an iron pin (new); thence, N 00°08'34" E, 100.00 feet to an iron pin (new); thence, N 08°08'34" E, 63.74 feet to a railroad spike new, at the intersection of the center of said old road, and the center of Old Buckhill Road; thence continuing with the center of Old Buckhill Road, as follows: with a curve to the right, having a radius of 82.67 feet, an arc distance of 27.95 feet, and a chord bearing of N 55°46'30" E, 27.82 feet to a rail road spike (new); thence, N 65°27'39" E, 75.59 feet to a railroad spike (new); thence with a curve to the left, having a radius of 105.41 feet, an arc distance of 76.73 feet, and a chord bearing of N 44°36'29" E, 75.05 feet to a railroad spike (new); thence, N 23°45'19" E, 194.38 feet to a railroad spike (new); thence, with a curve to the left, having a radius of 89.16 feet, an arc distance of 19.00 feet, and a chord bearing of N 17°38'56" E, 18.97 feet to a railroad spike (new), in the center of Buckhill Road, in the boundary of said tract of land which belongs to Clarence H. McCumber; thence N 21°51'33" E, passing a witness pin (old) in the northerly margin of Buckhill Road, and continuing, in all 164.57 feet, to the point of beginning, containing **17.81 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated April 5, 2002.

Being the same property as that conveyed to Lee Shrum by deed from Larry J. Burge of record in Instrument 20061005-0123601 in the Register's Office for Davidson County, Tennessee.

Miranda Shrum joins in this deed to convey any marital interest she may have in the above described property.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set hand and seal the day and year first above written.

Lee Shrum
LEE SHRUM

Miranda Shrum
MIRANDA SHRUM

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE SHRUM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 2nd day of April, 2014.

Dena A. Ellis
NOTARY PUBLIC

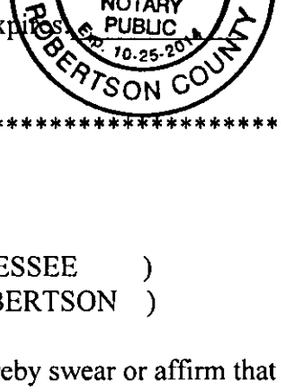
My Commission Expires:

DENA A. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 10-25-2014
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIRANDA SHRUM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 2nd day of April, 2014.



NOTARY PUBLIC

My Commission Expires:

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ -0-.

AFFIANT

SUBSCRIBED and SWORN to before me, this the 2nd day of April, 2014.

NOTARY PUBLIC/Register

My Commission Expires: