QUITCLAIM DEED

ADDRESS NEW OWNER	Tax Information Map and Parcel/Account:	SEND TAX BILLS TO:
David B. Ingram 4417 Tyne Blvd. Nashville, TN 37215	10000001000 10000004700 10000007600 10000007700	Same as New Owner
This instrument prepared by: Robert West, Two Ingram Blvd., LA Vergne, TN 37089		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, INDIAN CREEK PARTNERS, a Tennessee general partnership ("Grantor"), by these presents hereby sells, assigns and quitclaims to David B. Ingram, an individual ("Grantee"), Grantee's successors and assigns, an undivided fee simple interest in all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, ~~for this~~ transfer is $0.00.

Affiant

Subscribed and sworn to before me this 9th day of March, 2020.

Notary Public
My Commission Expires:

ANGEL R. BERNHART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

Karen Johnson Davidson County
Batch# 369976 DEEDQC
03/10/2020 11:13:49 AM 7 pgs
Fees: $37.00 Taxes: $0.00

20200310-0026776

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 9th day of March, 2020.

GRANTOR:

INDIAN CREEK PARTNERS, a Tennessee general partnership

By: Carolyn N Tune
Carolyn N. Tune, Partner

By: David C. Tune
David C. Tune, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Carolyn N. Tune and David C. Tune, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged themselves to be the partners of INDIAN CREEK PARTNERS, a Tennessee general partnership, and that they as the partners of INDIAN CREEK PARTNERS, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as the partners of INDIAN CREEK PARTNERS.

WITNESS my hand, at office, this 6th day of March, 2020.

Notary Public

My Commission Expires: 07/03/2023

MIKE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

BEING A TRACT OF LAND IN THE 35TH COUNCIL DISTRICT, DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BEING THE INDIAN CREEK PARTNERS PROPERTY OF RECORD IN INSTRUMENT NUMBERS 20000217-0016273, 20130904-0093099 AND 20130904-0093097 R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). GENERALLY BOUNDED ON THE NORTH BY THE CLARENCE ALLEN DeMOSS AND WIFE, MARY STEPHENS DeMOSS PROPERTY OF RECORD IN DEED BOOK 1368, PAGE 308, R.O.D.C.T., THE JAMES H. IVEY AND WIFE, JUDY C IVEY PROPERTY OF RECORD IN INSTRUMENT NUMBER 20030312-0032894 AND DEED BOOK 6369, PAGE 73, R.O.D.C.T., BEING THE SAME PROPERTY OF RECORD IN PLAT BOOK 6200, PAGE 237 R.O.D.C.T.; THE JAMES HARLON IVEY AND WIFE JUDY IVEY PROPERTY OF RECORD IN DEED BOOK 10537, PAGE 132, R.O.D.C.T., THE INDIAN CREEK PARTNERS PROPERTY OF RECORD IN INSTRUMENT NUMBER 20000217-0016273, R.O.D.C.T.; ON THE NORTH AND WEST BY THE COLLINS FARMS, L.P. PROPERTY OF RECORD IN DEED BOOK 10757, PAGE 631, R.O.D.C.T.; ON THE WEST BY THE CATHERINE H. GWYN, TRUSTEE PROPERTY OF RECORD IN INSTRUMENT NUMBER 20110519-0038470, R.O.D.C.T., THE SALEM RADIO PROPERTIES, INC. OF RECORD IN INSTRUMENT NUMBER 20051010-0122109, R.O.D.C.T., OLD POND CREEK ROAD, THE TIMOTHY C. COX AND WIFE, SUZANNE E. COX PROPERTY OF RECORD IN INSTRUMENT NUMBER 2010719-0072826, R.O.D.C.T.; ON THE SOUTH BY THE CONNIE GLASS AND DEBORAH STEELE PROPERTY OF RECORD IN INSTRUMENT NUMBER 20160203-0010670, R.O.D.C.T., THE EMILY S. CHOATE PROPERTY OF RECORD IN INSTRUMENT NUMBER 20111014-0079953, R.O.D.C.T.; ON THE EAST BY THE JENNIFER LYNNE OAKLEY, TRUSTEE PROPERTY OF RECORD IN INSTRUMENT NUMBER 20170120-0006583, R.O.D.C.T., THE JOHN AND JANET KARKAZIS PROPERTY OF RECORD IN INSTRUMENT NUMBER 20150709-0066611, R.O.D.C.T., THE COOPER BATES AND WIFE, BARBARA R. BATES PROPERTY OF RECORD IN DEED BOOK 5017, PAGE 130, R.O.D.C.T., THE PHILLIP M. LOUGHREY PROPERTY OF RECORD IN DEED BOOK 5958, PAGE 974, R.O.D.C.T., THE LESLIE L. MONDELLI AND WIFE, LISA P. MONDELLI PROPERTY OF RECORD IN DEED BOOK 8960, PAGE 164, R.O.D.C.T., THE JEFFREY L. STEIGER AND WIFE KAREN VAN HUIS STEIGER PROPERTY OR RECORD IN INSTRUMENT NUMBER 2017113-0115955, R.O.D.C.T. AND INDIAN CREEK ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES" AT THE SOUTHEASTERLY CORNER OF SAID CLARENCE ALLEN DeMOSS AND WIFE, MARY STEPHENS DeMOSS PROPERTY AND IN THE WESTERLY RIGHT-OF-WAY OF INDIAN CREEK ROAD;

THENCE, WITH SAID WESTERLY RIGHT-OF-WAY OF INDIAN CREEK ROAD WITH A CURVE TO THE LEFT HAVING A RADIUS OF 107.23 FEET, AN ARC LENGTH OF 108.85 FEET, AN INTERIOR ANGLE OF 58 DEGREES 09 MINUTES 49 SECONDS, WITH A CHORD BEARING AND DISTANCE OF SOUTH 11 DEGREES 11 MINUTES 03 SECONDS EAST, 104.24 FEET TO THE NORTHEASTERLY CORNER OF SAID JEFFREY L. STEIGER AND WIFE, KAREN VAN HUIS STEIGER PROPERTY;

THENCE, LEAVING INDIAN CREEK ROAD WITH THE NORTHERLY AND WESTERLY LINES OF STEIGER THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 89 DEGREES 03 MINUTES 40 SECONDS WEST, 628.94 FEET TO AN IRON ROD (OLD) STAMPED RLS #1133;
2. SOUTH 04 DEGREES 28 MINUTES 45 SECONDS EAST, 109.20 FEET TO METAL FENCE POST;
3. SOUTH 02 DEGREES 01 MINUTES 07 SECONDS EAST, 131.99 FEET TO A 5/8 INCH IRON ROD (OLD) IN THE NORTHERLY LINE OF SAID LESLIE L. MONDELLI AND WIFE LISA P. MONDELLI;

THENCE, WITH SAID NORTHERLY LINE AND THE EASTERLY LINE OF MONDELLI THE FOLLOWING TWO BEARINGS AND DISTANCES:

1. NORTH 77 DEGREES 16 MINUTES 55 SECONDS WEST, 451.26 FEET TO A 5/8 INCH IRON ROD (OLD);

2. SOUTH 07 DEGREES 49 MINUTES 07 SECONDS WEST, 230.13 FEET TO A METAL FENCE POST AT THE NORTHWESTERLY CORNER OF SAID PHILLIP M. LOUGHREY PROPERTY;

THENCE, WITH THE WESTERLY LINE OF LOUGHREY THE FOLLOWING TWO BEARINGS AND DISTANCES:

1. SOUTH 06 DEGREES 55 MINUTES 32 SECONDS WEST, 198.62 FEET TO A METAL FENCE POST;

2. SOUTH 06 DEGREES 50 MINUTES 51 SECONDS WEST, 447.84 FEET TO A METAL FENCE POST AT THE NORTHWESTERLY CORNER OF SAID COOPER BATES AND WIFE, BARBARA R. BATES PROPERTY;

THENCE, WITH THE WESTERLY LINE OF BATES, SOUTH 05 DEGREES 05 MINUTES 19 SECONDS WEST, 160.12 FEET TO A METAL FENCE POST IN THE NORTHERLY LINE OF SAID JOHN AND JANET KARKAZIS PROPERTY;

THENCE, WITH THE NORTHERLY AND WESTERLY LINES OF KARKAZIS THE FOLLOWING FIVE BEARINGS AND DISTANCES:

1. NORTH 81 DEGREES 12 MINUTES 06 SECONDS WEST, 459.03 FEET TO A 16" HICKORY;

2. SOUTH 15 DEGREES 58 MINUTES 52 SECONDS WEST, 111.97 FEET TO AN IRON ROD (OLD) STAMPED WITH RLS #1445;

3. SOUTH 15 DEGREES 21 MINUTES 10 SECONDS WEST, 514.15 FEET TO A METAL FENCE POST;

4. SOUTH 33 DEGREES 28 MINUTES 31 SECONDS WEST, 316.88 FEET TO METAL FENCE POST;

5. SOUTH 66 DEGREES 16 MINUTES 59 SECONDS WEST, 206.90 FEET TO AN 1/2 INCH IRON ROD (OLD);

THENCE, CONTINUING WITH SAID WESTERLY LINE OF KARKAZIS AND THE WESTERLY LINE OF SAID JENNIFER LYNNE OAKLEY, TRUSTEE PROPERTY, SOUTH 06 DEGREES 35 MINUTES 50 SECONDS WEST, 1037.23 FEET TO A 5/8 INCH IRON ROD OLD AT THE NORTHEASTERLY CORNER OF SAID EMILY S. CHOATE PROPERTY;

THENCE, WITH THE NORTHERLY LINE OF CHOATE, NORTH 83 DEGREES 43 MINUTES 09 SECONDS WEST, 1032.05 FEET TO AN IRON ROD (OLD) STAMPED WITH RLS #1445;

THENCE, CONTINUING THE NORTHERLY LINE OF CHOATE AND WITH THE NORTHERLY LINE OF SAID CONNIE GLASS AND DEBORAH STEELE PROPERTY, NORTH 79 DEGREES 13 MINUTES 20 SECONDS WEST, 2612.31 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES" IN THE EASTERLY RIGHT-OF-WAY LINE OF OLD POND CREEK ROAD;

THENCE, WITH SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 10 DEGREES 47 MINUTES 12 SECONDS EAST, 193.70 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES";

2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 383.10 FEET, AN ARC LENGTH OF 160.27 FEET, AN INTERIOR ANGLE OF 23 DEGREES 58 MINUTES 14 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 11 MINUTES 55 SECONDS WEST, 159.11 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES";

3. NORTH 13 DEGREES 11 MINUTES 04 SECONDS WEST, 322.52 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED RLS #2094 AT THE SOUTHWESTERLY CORNER OF SAID TIMOTHY C. COX AND WIFE SUZANNE E. COX PROPERTY;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF OLD POND CREEK ROAD WITH THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF COX THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 79 DEGREES 10 MINUTES 08 SECONDS EAST, 606.29 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED RLS #2094;

2. NORTH 10 DEGREES 50 MINUTES 53 SECONDS WEST, 413.73 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED RLS #2094;

3. SOUTH 79 DEGREES 09 MINUTES 27 SECONDS WEST, 466.15 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED RLS #2094 TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD POND CREEK ROAD;

THENCE, WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR BEARINGS AND DISTANCES:

1. NORTH 06 DEGREES 11 MINUTES 35 SECONDS WEST, 191.15 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES";

2. A CURVE TO THE RIGHT HAVING A RADIUS OF 333.10 FEET, AN ARC LENGTH OF 133.72 FEET, AN INTERIOR ANGLE OF 23 DEGREES 00 MINUTES 01 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 20 MINUTES 39 SECONDS EAST, 132.82 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES";

3. NORTH 15 DEGREES 50 MINUTES 39 SECONDS EAST, 168.51 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES";

4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 283.35 FEET, AN ARC LENGTH OF 110.05 FEET, AN INTERIOR ANGLE OF 22 DEGREES 15 MINUTES 08 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 43 MINUTES 04 SECONDS EAST, 109.35 FEET TO AN 1/2 INCH IRON ROD (OLD) AT THE SOUTHWESTERLY CORNER OF SAID SALEM RADIO PROPERTIES, INC PROPERTY;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF OLD POND CREEK ROAD WITH THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF THE SALEM RADIO PROPERTIES, INC PROPERTY THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 58 DEGREES 56 MINUTES 20 SECONDS EAST, 625.58 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES";

2. NORTH 15 DEGREES 01 MINUTES 24 SECONDS EAST, 777.67 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES";

3. SOUTH 75 DEGREES 01 MINUTES 31 SECONDS WEST, 813.86 FEET TO AN IRON ROD (OLD) STAMPED "WOMBLE" IN THE EASTERLY LINE OF SAID CATHERINE H. GWYN, TRUSTEE PROPERTY;

THENCE, WITH THE EASTERLY AND NORTHERLY LINES OF GWYN, THE FOLLOWING ELEVEN BEARINGS AND DISTANCES:

1. NORTH 44 DEGREES 14 MINUTES 49 SECONDS WEST, 124.40 FEET TO A 5/8 INCH IRON ROD (OLD);

2. NORTH 20 DEGREES 49 MINUTES 22 SECONDS WEST, 174.32 FEET A 5/8 INCH IRON ROD (OLD);

3. NORTH 05 DEGREES 45 MINUTES 49 SECONDS WEST, 91.68 FEET A 5/8 INCH IRON ROD (OLD);
4. NORTH 10 DEGREES 27 MINUTES 33 SECONDS EAST, 99.29 FEET A 5/8 INCH IRON ROD (OLD);
5. NORTH 50 DEGREES 06 MINUTES 06 SECONDS EAST, 95.39 FEET TO AN IRON ROD (OLD) STAMPED "WOMBLE";
6. NORTH 33 DEGREES 50 MINUTES 16 SECONDS EAST, 85.27 FEET TO A 5/8 INCH IRON ROD (OLD);
7. NORTH 20 DEGREES 33 MINUTES 12 SECONDS EAST, 116.72 FEET TO A 5/8 INCH IRON ROD (OLD);
8. NORTH 39 DEGREES 33 MINUTES 54 SECONDS EAST, 120.77 FEET TO A 5/8 INCH IRON ROD (OLD);
9. NORTH 50 DEGREES 22 MINUTES 38 SECONDS EAST, 119.62 FEET TO A 5/8 INCH IRON ROD (OLD);
10. NORTH 14 DEGREES 30 MINUTES 43 SECONDS WEST, 124.18 FEET TO AN IRON ROD (OLD) STAMPED "WOMBLE";
11. SOUTH 83 DEGREES 35 MINUTES 28 SECONDS EAST, 253.14 FEET TO AN 5/8 INCH IRON ROD (OLD) IN THE WESTERLY LINE OF SAID COLLINS FARMS, L.P. PROPERTY;

THENCE, WITH THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF COLLINS FARMS, L.P. THE FOLLOWING FOUR BEARINGS AND DISTANCES:

1. SOUTH 07 DEGREES 01 MINUTES 50 SECONDS WEST, 66.53 FEET TO A 5/8 INCH IRON ROD (OLD);
2. SOUTH 83 DEGREES 47 MINUTES 12 SECONDS EAST, 2254.67 FEET TO AN IRON ROD (OLD) STAMPED WITH RLS #1455;
3. SOUTH 81 DEGREES 45 MINUTES 20 SECONDS EAST, 211.07 FEET TO AN IRON ROD (OLD);
4. NORTH 06 DEGREES 18 MINUTES 50 SECONDS EAST, 443.19 FEET TO AN IRON PIPE (OLD) AT THE SOUTHWESTERLY CORNER OF SAID INDIAN CREEK PARTNERS PROPERTY;

THENCE, SOUTH 82 DEGREES 35 MINUTES 12 SECONDS EAST, 2046.60 FEET TO AN IRON ROD (OLD) AT THE NORTHWESTERLY CORNER OF THE JAMES HARLON IVEY AND WIFE, JUDY IVEY PROPERTY OF RECORD IN DEED BOOK 10537, PAGE 132, R.O.D.C.T.;

THENCE, WITH THE WESTERLY AND SOUTHERLY LINES OF SAID PROPERTY THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. SOUTH 06 DEGREES 55 MINUTES 55 SECONDS WEST, 430.07 FEET TO AN IRON ROD (OLD);
2. SOUTH 07 DEGREES 20 MINUTES 38 SECONDS EAST, 244.42 FEET TO AN IRON ROD (OLD);
3. NORTH 46 DEGREES 34 MINUTES 56 SECONDS EAST, 30.81 FEET 1/2 INCH IRON ROD (OLD) AT THE SOUTHWESTERLY CORNER OF THE JAMES H. IVEY, JR. PROPERTY OF

RECORD IN DEED BOOK 6369, PAGE 73, BEING THE SAME PROPERTY OF RECORD IN PLAT BOOK 6200, PAGE 237 R.O.D.C.T.;

THENCE, WITH THE SOUTHERLY LINE OF SAID PROPERTY AND THE SOUTHERLY LINE OF THE JAMES H. IVEY AND WIFE, JUDY C. IVEY PROPERTY OF RECORD IN INSTRUMENT NUMBER 20030212-0032894, R.O.D.C.T., SOUTH 82 DEGREES 56 MINUTES 34 SECONDS EAST, 913.30 FEET TO THE **POINT OF BEGINNING** CONTAINING 15,827,492 SQUARE FEET OR 363.35 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to Indian Creek Partners, LLC, by Warranty Deed from Vickie K. Johnson Owen, dated March 23, 1998, of record in Book 10851, page 697, Register's Office for Davidson County, Tennessee. AND being a portion of the same property conveyed to Indian Creek Partners, a Tennessee General Partnership, by Quitclaim Deed from Indian Creek Partners, LLC, a Tennessee limited liability company, dated December 29, 1999, of record in Instrument No. 20000217-0016273, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Indian Creek Partners, LLC, by Warranty Deed from David Wayne Johnson, dated September 15, 1997, of record in Book 10609, page 315, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Indian Creek Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from David Wayne Johnson, dated February 25, 1998, of record in Book 10810, page 120, Register's Office for Davidson County, Tennessee. AND being a portion of the same property conveyed to Indian Creek Partners, a Tennessee General Partnership, by Quitclaim Deed from Indian Creek Partners, LLC, a Tennessee limited liability company, dated December 29, 1999, of record in Instrument No. 20000217-0016273, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Siempre Enterprises, a Tennessee partnership, by Special Warranty Deed from James A. Tant, dated May 2, 2003, of record in Instrument No. 20030512-0063394, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Indian Creek Partners by Quitclaim Deed from Siempre Enterprises, dated September 4, 2013, of record in Instrument No. 20130904-0093097, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Siempre Enterprises, a Tennessee partnership, by Special Warranty Deed from James A. Tant, dated May 2, 2003, of record in Instrument No. 20030512-0063394, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Indian Creek Partners by Quitclaim Deed from Siempre Enterprises, dated September 4, 2013, of record in Instrument No. 20130904-0093099, Register's Office for Davidson County, Tennessee.