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Form **990-PF**

Department of the Treasury
Internal Revenue Service

Return of Private Foundation
or Section 4947(a)(1) Nonexempt Charitable Trust Treated as a Private Foundation

Note. The foundation may be able to use a copy of this return to satisfy state reporting requirements

OMB No 1545-0052

2010

For calendar year 2010, or tax year beginning 01-01-2010 , and ending 12-31-2010

G Check all that apply ☐ Initial return ☐ Initial return of a former public charity ☐ Final return
☐ Amended return ☐ Address change ☐ Name change

Name of foundation
RUCKER-DONNELL FOUNDATION

A Employer identification number
62-1856912

Number and street (or P O box number if mail is not delivered to street address) 110 South Maple Street | Room/suite

B Telephone number (see page 10 of the instructions)
(615) 890-5700

City or town, state, and ZIP code
Murfreesboro, TN 37130

C If exemption application is pending, check here ▶ ☐
D 1. Foreign organizations, check here ▶ ☐
2. Foreign organizations meeting the 85% test, check here and attach computation ▶ ☐
E If private foundation status was terminated under section 507(b)(1)(A), check here ▶ ☐
F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ▶ ☐

H Check type of organization ☑ Section 501(c)(3) exempt private foundation
☐ Section 4947(a)(1) nonexempt charitable trust ☐ Other taxable private foundation

I Fair market value of all assets at end of year *(from Part II, col. (c), line 16)* ▶$ 13,374,477

J Accounting method ☐ Cash ☑ Accrual
☐ Other (specify) _
(Part I, column (d) must be on cash basis.)

Part I **Analysis of Revenue and Expenses** *(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see page 11 of the instructions))*

			(a) Revenue and expenses per books	**(b)** Net investment income	**(c)** Adjusted net income	**(d)** Disbursements for charitable purposes (cash basis only)
Revenue	1	Contributions, gifts, grants, etc , received (attach schedule)				
	2	Check ▶ ☑ if the foundation is **not** required to attach Sch B				
	3	Interest on savings and temporary cash investments	1,158	1,158		
	4	Dividends and interest from securities				
	5a	Gross rents	53,081	53,081		
	b	Net rental income or (loss) 53,081				
	6a	Net gain or (loss) from sale of assets not on line 10	0			
	b	Gross sales price for all assets on line 6a				
	7	Capital gain net income (from Part IV, line 2)				
	8	Net short-term capital gain				
	9	Income modifications				
	10a	Gross sales less returns and allowances				
	b	Less Cost of goods sold				
	c	Gross profit or (loss) (attach schedule)				
	11	Other income (attach schedule)	11,535			
	12	**Total.** Add lines 1 through 11	65,774	54,239		
Operating and Administrative Expenses	13	Compensation of officers, directors, trustees, etc	75,000	37,500		37,500
	14	Other employee salaries and wages				
	15	Pension plans, employee benefits				
	16a	Legal fees (attach schedule)				
	b	Accounting fees (attach schedule)	9,441	6,420		3,021
	c	Other professional fees (attach schedule)				
	17	Interest	27,208	15,640		37
	18	Taxes (attach schedule) (see page 14 of the instructions)	7,324	7,324		
	19	Depreciation (attach schedule) and depletion	0			
	20	Occupancy				
	21	Travel, conferences, and meetings	177			
	22	Printing and publications				
	23	Other expenses (attach schedule)	11,546	10,432		173
	24	**Total operating and administrative expenses.** Add lines 13 through 23	130,696	77,316		40,731
	25	Contributions, gifts, grants paid	630,000			630,000
	26	**Total expenses and disbursements.** Add lines 24 and 25	760,696	77,316		670,731
	27	Subtract line 26 from line 12				
	a	**Excess of revenue over expenses and disbursements**	-694,922			
	b	**Net investment income** (if negative, enter -0-)		0		
	c	**Adjusted net income** (if negative, enter -0-)				

Part II **Balance Sheets**	Attached schedules and amounts in the description column should be for end-of-year amounts only (See instructions)	Beginning of year (a) Book Value	End of year (b) Book Value	(c) Fair Market Value
Assets	1 Cash—non-interest-bearing	78,904	27,046	27,046
	2 Savings and temporary cash investments	100,000	100,000	100,000
	3 Accounts receivable ▶ Less allowance for doubtful accounts ▶			
	4 Pledges receivable ▶ Less allowance for doubtful accounts ▶			
	5 Grants receivable			
	6 Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see page 15 of the instructions)			
	7 Other notes and loans receivable (attach schedule) ▶ Less allowance for doubtful accounts ▶			
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges			
	10a Investments—U S and state government obligations (attach schedule)			
	b Investments—corporate stock (attach schedule)			
	c Investments—corporate bonds (attach schedule)			
	11 Investments—land, buildings, and equipment basis ▶ 8,384,013 Less accumulated depreciation (attach schedule) ▶	8,309,887	8,384,013	13,247,431
	12 Investments—mortgage loans			
	13 Investments—other (attach schedule)			
	14 Land, buildings, and equipment basis ▶ Less accumulated depreciation (attach schedule) ▶			
	15 Other assets (describe ▶)		12,951	
	16 **Total assets** (to be completed by all filers—see the instructions Also, see page 1, item I)	8,488,791	8,524,010	13,374,477
Liabilities	17 Accounts payable and accrued expenses	6,250	6,250	
	18 Grants payable			
	19 Deferred revenue			
	20 Loans from officers, directors, trustees, and other disqualified persons			
	21 Mortgages and other notes payable (attach schedule)	598,670	1,056,957	
	22 Other liabilities (describe ▶)	353	1,044	
	23 **Total liabilities** (add lines 17 through 22)	605,273	1,064,251	
Net Assets or Fund Balances	**Foundations that follow SFAS 117, check here ▶ ☐ and complete lines 24 through 26 and lines 30 and 31.**			
	24 Unrestricted			
	25 Temporarily restricted			
	26 Permanently restricted			
	Foundations that do not follow SFAS 117, check here ▶ ☑ and complete lines 27 through 31.			
	27 Capital stock, trust principal, or current funds			
	28 Paid-in or capital surplus, or land, bldg , and equipment fund	8,531,321	8,531,321	
	29 Retained earnings, accumulated income, endowment, or other funds	-647,803	-1,071,562	
	30 **Total net assets or fund balances** (see page 17 of the instructions)	7,883,518	7,459,759	
	31 **Total liabilities and net assets/fund balances** (see page 17 of the instructions)	8,488,791	8,524,010	

Part III Analysis of Changes in Net Assets or Fund Balances

1	Total net assets or fund balances at beginning of year—Part II, column (a), line 30 (must agree with end-of-year figure reported on prior year's return)	1	7,883,518
2	Enter amount from Part I, line 27a	2	-694,922
3	Other increases not included in line 2 (itemize) ▶	3	271,163
4	Add lines 1, 2, and 3	4	7,459,759
5	Decreases not included in line 2 (itemize) ▶	5	
6	Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30	6	7,459,759

Part IV Capital Gains and Losses for Tax on Investment Income

	(a) List and describe the kind(s) of property sold (e g , real estate, 2-story brick warehouse, or common stock, 200 shs MLC Co)	(b) How acquired P—Purchase D—Donation	(c) Date acquired (mo , day, yr)	(d) Date sold (mo , day, yr)
1a				
b				
c				
d				
e				

	(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
a				
b				
c				
d				
e				

	Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			(l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h))
	(i) F M V as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col (i) over col (j), if any	
a				
b				
c				
d				
e				

2	Capital gain net income or (net capital loss) { If gain, also enter in Part I, line 7 / If (loss), enter -0- in Part I, line 7 }	2	
3	Net short-term capital gain or (loss) as defined in sections 1222(5) and (6) If gain, also enter in Part I, line 8, column (c) (see pages 13 and 17 of the instructions) If (loss), enter -0- in Part I, line 8	3	

Part V Qualification Under Section 4940(e) for Reduced Tax on Net Investment Income

(For optional use by domestic private foundations subject to the section 4940(a) tax on net investment income)

If section 4940(d)(2) applies, leave this part blank

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period? ☐ Yes ☐ No
If "Yes," the foundation does not qualify under section 4940(e) Do not complete this part

1 Enter the appropriate amount in each column for each year, see page 18 of the instructions before making any entries

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col (b) divided by col (c))
2009			
2008			
2007			
2006			
2005			

2	**Total** of line 1, column (d).	2	
3	Average distribution ratio for the 5-year base period—divide the total on line 2 by 5, or by the number of years the foundation has been in existence if less than 5 years . . .	3	
4	Enter the net value of noncharitable-use assets for 2010 from Part X, line 5.	4	
5	Multiply line 4 by line 3.	5	
6	Enter 1% of net investment income (1% of Part I, line 27b).	6	
7	Add lines 5 and 6.	7	
8	Enter qualifying distributions from Part XII, line 4.	8	

If line 8 is equal to or greater than line 7, check the box in Part VI, line 1b, and complete that part using a 1% tax rate See the Part VI instructions on page 18

Part VI Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948—see page 18 of the instructions)

1a	Exempt operating foundations described in section 4940(d)(2), check here ▶ ☐ and enter "N/A" on line 1 Date of ruling or determination letter ____________ **(attach copy of letter if necessary–see instructions)**		
b	Domestic foundations that meet the section 4940(e) requirements in Part V, check here ▶ ☐ and enter 1% of Part I, line 27b	1	0
c	All other domestic foundations enter 2% of line 27b Exempt foreign organizations enter 4% of Part I, line 12, col (b)		
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)	2	
3	Add lines 1 and 2	3	
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)	4	
5	**Tax based on investment income.** Subtract line 4 from line 3 If zero or less, enter -0-	5	
6	Credits/Payments		
a	2010 estimated tax payments and 2009 overpayment credited to 2010 — 6a		
b	Exempt foreign organizations—tax withheld at source — 6b		
c	Tax paid with application for extension of time to file (Form 8868) — 6c		
d	Backup withholding erroneously withheld — 6d		
7	Total credits and payments Add lines 6a through 6d	7	
8	Enter any **penalty** for underpayment of estimated tax Check here ☐ if Form 2220 is attached	8	
9	**Tax due.** If the total of lines 5 and 8 is more than line 7, enter **amount owed** ▶	9	
10	**Overpayment.** If line 7 is more than the total of lines 5 and 8, enter the **amount overpaid** ▶	10	
11	Enter the amount of line 10 to be **Credited to 2011 estimated tax** ▶ 0 **Refunded** ▶	11	

Part VII-A Statements Regarding Activities

			Yes	No
1a	During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?	1a		No
b	Did it spend more than $100 during the year (either directly or indirectly) for political purposes (see page 19 of the instructions for definition)?	1b		No
	*If the answer is "Yes" to **1a** or **1b**, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities.*			
c	Did the foundation file **Form 1120-POL** for this year?	1c		No
d	Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year **(1)** On the foundation ▶ $ ________ **(2)** On foundation managers ▶ $ ________			
e	Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers ▶ $ ________			
2	Has the foundation engaged in any activities that have not previously been reported to the IRS? *If "Yes," attach a detailed description of the activities.*	2		No
3	Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? *If "Yes," attach a conformed copy of the changes*	3		No
4a	Did the foundation have unrelated business gross income of $1,000 or more during the year?	4a		No
b	If "Yes," has it filed a tax return on **Form 990-T** for this year?	4b		No
5	Was there a liquidation, termination, dissolution, or substantial contraction during the year? *If "Yes," attach the statement required by General Instruction T.*	5		No
6	Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	6	Yes	
7	Did the foundation have at least $5,000 in assets at any time during the year? *If "Yes," complete Part II, col (c), and Part XV*	7	Yes	
8a	Enter the states to which the foundation reports or with which it is registered (see page 19 of the instructions) ▶ TN			
b	If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? *If "No," attach explanation*	8b	Yes	
9	Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2010 or the taxable year beginning in 2010 (see instructions for Part XIV on page 27)? *If "Yes," complete Part XIV*	9		No
10	Did any persons become substantial contributors during the tax year? *If "Yes," attach a schedule listing their names and addresses*	10		No

Part VII-A Statements Regarding Activities *(continued)*

11	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule (see page 20 of the instructions)	11		No
12	Did the foundation acquire a direct or indirect interest in any applicable insurance contract before August 17, 2008?	12		No
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application?	13	Yes	

Website address ▶N/A

14 The books are in care of ▶Rick G Mansfield Telephone no ▶(615) 890-5700

Located at ▶110 S Maple St Murfreesboro TN Murfreesboro TN ZIP+4 ▶37130

15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of **Form 1041** —Check here ▶ ☐

and enter the amount of tax-exempt interest received or accrued during the year ▶ | 15 |

16	At any time during calendar year 2010, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country?	16		No

See page 20 of the instructions for exceptions and filing requirements for Form TD F 90-22 1 If "Yes", enter the name of the foreign country ▶

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required

File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.

				Yes	No
1a	During the year did the foundation (either directly or indirectly)				
	(1) Engage in the sale or exchange, or leasing of property with a disqualified person?	☐ Yes ☑ No			
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?	☐ Yes ☑ No			
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?	☐ Yes ☑ No			
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?	☐ Yes ☑ No			
	(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)?	☐ Yes ☑ No			
	(6) Agree to pay money or property to a government official? (**Exception.** Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days)	☐ Yes ☑ No			
b	If any answer is "Yes" to 1a(1)–(6), did **any** of the acts fail to qualify under the exceptions described in Regulations section 53 4941(d)-3 or in a current notice regarding disaster assistance (see page 20 of the instructions)?		1b		No
	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐				
c	Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2010?		1c		No
2	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5))				
a	At the end of tax year 2010, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2010?	☐ Yes ☑ No			
	If "Yes," list the years ▶ 20____, 20____, 20____, 20____				
b	Are there any years listed in 2a for which the foundation is **not** applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to **all** years listed, answer "No" and attach statement—see page 20 of the instructions)		2b		No
c	If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here ▶ 20____, 20____, 20____, 20____				
3a	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?	☐ Yes ☑ No			
b	If "Yes," did it have excess business holdings in 2010 as a result of **(1)** any purchase by the foundation or disqualified persons after May 26, 1969, **(2)** the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest, or **(3)** the lapse of the 10-, 15-, or 20-year first phase holding period? *(Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2010.)*		3b		No
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?		4a		No
b	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2010?		4b		No

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required *(continued)*

5a During the year did the foundation pay or incur any amount to

(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))? ☐ Yes ☑ No

(2) Influence the outcome of any specific public election (see section 4955), or to carry on, directly or indirectly, any voter registration drive? ☐ Yes ☑ No

(3) Provide a grant to an individual for travel, study, or other similar purposes? ☐ Yes ☑ No

(4) Provide a grant to an organization other than a charitable, etc , organization described in section 509(a)(1), (2), or (3), or section 4940(d)(2)? (see page 22 of the instructions) ☐ Yes ☑ No

(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals? ☐ Yes ☑ No

b If any answer is "Yes" to 5a(1)–(5), did **any** of the transactions fail to qualify under the exceptions described in Regulations section 53 4945 or in a current notice regarding disaster assistance (see page 22 of the instructions)? **5b** **No**

Organizations relying on a current notice regarding disaster assistance check here ▶ ☐

c If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant? ☐ Yes ☑ No

If "Yes," attach the statement required by Regulations section 53.4945–5(d).

6a Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? ☐ Yes ☑ No

b Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract? **6b** **No**

If "Yes" to 6b, file Form 8870.

7a At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction? ☐ Yes ☑ No

b If yes, did the foundation receive any proceeds or have any net income attributable to the transaction? **7b** **No**

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors

1 List all officers, directors, trustees, foundation managers and their compensation (see page 22 of the instructions).

(a) Name and address	**(b)** Title, and average hours per week devoted to position	**(c)** Compensation **(If not paid, enter -0-)**	**(d)** Contributions to employee benefit plans and deferred compensation	**(e)** Expense account, other allowances
J Kent Burklow 3001 TOWNESIDE LANE Woodstock, GA 30189	Trustee 15 00	25,000		
William Rowland 202 SE BROAD STREET Murfreesboro, TN 37130	Trustee 15 00	25,000		
Rick G Mansfield 110 S MAPLE Murfreesboro, TN 37130	Trustee 15 00	25,000		

2 Compensation of five highest-paid employees (other than those included on line 1—see page 23 of the instructions). If none, enter "NONE."

(a) Name and address of each employee paid more than $50,000	**(b)** Title, and average hours per week devoted to position	**(c)** Compensation	**(d)** Contributions to employee benefit plans and deferred compensation	**(e)** Expense account, other allowances
NONE				

Total number of other employees paid over $50,000 ▶

Part VIII **Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors *(continued)***

3 Five highest-paid independent contractors for professional services (see page 23 of the instructions). If none, enter "NONE".

(a) Name and address of each person paid more than $50,000	**(b)** Type of service	**(c)** Compensation
NONE		
Total number of others receiving over $50,000 for professional services . . . . ▶		

Part IX-A **Summary of Direct Charitable Activities**

List the foundation's four largest direct charitable activities during the tax year Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc	Expenses
1	
2	
3	
4	

Part IX-B **Summary of Program-Related Investments** (see page 24 of the instructions)

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2	Amount
1	
2	
All other program-related investments See page 24 of the instructions 3	
Total. Add lines 1 through 3. . . . . ▶	

Part X Minimum Investment Return (All domestic foundations must complete this part. Foreign foundations, see page 24 of the instructions.)

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc , purposes		
a	Average monthly fair market value of securities	1a	0
b	Average of monthly cash balances	1b	165,425
c	Fair market value of all other assets (see page 24 of the instructions)	1c	13,247,431
d	**Total** (add lines 1a, b, and c)	1d	13,412,856
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation) — 1e: 0		
2	Acquisition indebtedness applicable to line 1 assets	2	
3	Subtract line 2 from line 1d	3	13,412,856
4	Cash deemed held for charitable activities Enter 1 1/2% of line 3 (for greater amount, see page 25 of the instructions)	4	201,193
5	**Net value of noncharitable-use assets.** Subtract line 4 from line 3 Enter here and on Part V, line 4	5	13,211,663
6	**Minimum investment return.** Enter 5% of line 5	6	660,583

Part XI Distributable Amount (see page 25 of the instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations check here ▶ ☐ and do not complete this part.)

1	Minimum investment return from Part X, line 6	1	660,583
2a	Tax on investment income for 2010 from Part VI, line 5 — 2a		
b	Income tax for 2010 (This does not include the tax from Part VI) — 2b		
c	Add lines 2a and 2b	2c	
3	Distributable amount before adjustments Subtract line 2c from line 1	3	660,583
4	Recoveries of amounts treated as qualifying distributions	4	
5	Add lines 3 and 4	5	660,583
6	Deduction from distributable amount (see page 25 of the instructions)	6	
7	**Distributable amount** as adjusted Subtract line 6 from line 5 Enter here and on Part XIII, line 1	7	660,583

Part XII Qualifying Distributions (see page 25 of the instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc , purposes		
a	Expenses, contributions, gifts, etc —total from Part I, column (d), line 26	1a	670,731
b	Program-related investments—total from Part IX-B	1b	
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc , purposes	2	
3	Amounts set aside for specific charitable projects that satisfy the		
a	Suitability test (prior IRS approval required)	3a	
b	Cash distribution test (attach the required schedule)	3b	
4	**Qualifying distributions.** Add lines 1a through 3b Enter here and on Part V, line 8, and Part XIII, line 4	4	670,731
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income Enter 1% of Part I, line 27b (see page 26 of the instructions)	5	
6	**Adjusted qualifying distributions.** Subtract line 5 from line 4	6	670,731

Note: The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the foundation qualifies for the section 4940(e) reduction of tax in those years

Part XIII Undistributed Income (see page 26 of the instructions)

	(a) Corpus	(b) Years prior to 2009	(c) 2009	(d) 2010
1 Distributable amount for 2010 from Part XI, line 7				660,583
2 Undistributed income, if any, as of the end of 2010				
a Enter amount for 2009 only.			624,429	
b Total for prior years 20___, 20___, 20___				
3 Excess distributions carryover, if any, to 2010				
a From 2005.				
b From 2006.				
c From 2007.				
d From 2008.				
e From 2009.				
f **Total** of lines 3a through e.				
4 Qualifying distributions for 2010 from Part XII, line 4 ▶ $ 670,731				
a Applied to 2009, but not more than line 2a			624,429	
b Applied to undistributed income of prior years (Election required—see page 26 of the instructions)				
c Treated as distributions out of corpus (Election required—see page 26 of the instructions). . .	0			
d Applied to 2010 distributable amount.				46,302
e Remaining amount distributed out of corpus				
5 Excess distributions carryover applied to 2010 *(If an amount appears in column (d), the same amount must be shown in column (a).)*				
6 **Enter the net total of each column as indicated below:**				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5				
b Prior years' undistributed income Subtract line 4b from line 2b				
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed.				
d Subtract line 6c from line 6b Taxable amount—see page 27 of the instructions . . .				
e Undistributed income for 2009 Subtract line 4a from line 2a Taxable amount—see page 27 of the instructions				
f Undistributed income for 2010 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2011				614,281
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (see page 27 of the instructions)				
8 Excess distributions carryover from 2005 not applied on line 5 or line 7 (see page 27 of the instructions)				
9 **Excess distributions carryover to 2011.** Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9				
a Excess from 2006. . . .				
b Excess from 2007. . . .				
c Excess from 2008. . . .				
d Excess from 2009. . . .				
e Excess from 2010. . . .				

Part XIV Private Operating Foundations (see page 27 of the instructions and Part VII-A, question 9)

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2010, enter the date of the ruling. . . . . . . ▶

b Check box to indicate whether the organization is a private operating foundation described in section ☐ 4942(j)(3) or ☐ 4942(j)(5)

	Tax year	Prior 3 years			(e) Total
	(a) 2010	**(b)** 2009	**(c)** 2008	**(d)** 2007	
2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed					
b 85% of line 2a					
c Qualifying distributions from Part XII, line 4 for each year listed					
d Amounts included in line 2c not used directly for active conduct of exempt activities					
e Qualifying distributions made directly for active conduct of exempt activities Subtract line 2d from line 2c					
3 Complete 3a, b, or c for the alternative test relied upon					
a "Assets" alternative test—enter					
(1) Value of all assets					
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					
b "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed					
c "Support" alternative test—enter					
(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii)					
(3) Largest amount of support from an exempt organization					
(4) Gross investment income					

Part XV Supplementary Information (Complete this part only if the organization had $5,000 or more in assets at any time during the year—see page 27 of the instructions.)

1 Information Regarding Foundation Managers:

a List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than $5,000) (See section 507(d)(2))

b List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest

2 Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:

Check here ▶☐ if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds If the foundation makes gifts, grants, etc (see page 28 of the instructions) to individuals or organizations under other conditions, complete items 2a, b, c, and d

a The name, address, and telephone number of the person to whom applications should be addressed

Rucker-Donnell Foundation
110 S Maple Street
Murfreesboro, TN 37130
(615) 890-5700

b The form in which applications should be submitted and information and materials they should include

No form is required but in the request the charitable organization must outline the request for contributions and the intended use of the funds

c Any submission deadlines

None

d Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors

Must be used for the benefit of a charitable organization

Part XV Supplementary Information (continued)

3 Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
SCOUTING AT THE CREEK INC 11180 Medlock Bridge Road Johns Creek, GA 30097			CONSTRUCTION OF SCOUTING CENTER	25,000
SALEM UNITED METHODIST CHURCH 4072 Old Salem Road Rockvale, TN 37153			OPERATIONS	225,000
SALEM UNITED METHODIST CHURCH 4072 Old Salem Road Rockvale, TN 37153			OPERATIONS	380,000
Total . . . . ▶ **3a**				630,000
b *Approved for future payment*				
Total . . . . ▶ **3b**				

Part XVI-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated	Unrelated business income		Excluded by section 512, 513, or 514		(e) Related or exempt function income (See page 28 of the instructions)
1 Program service revenue	(a) Business code	(b) Amount	(c) Exclusion code	(d) Amount	
a					
b					
c					
d					
e					
f					
g Fees and contracts from government agencies					
2 Membership dues and assessments					
3 Interest on savings and temporary cash investments			14	1,158	
4 Dividends and interest from securities					
5 Net rental income or (loss) from real estate					
a Debt-financed property					
b Not debt-financed property			16	53,081	
6 Net rental income or (loss) from personal property					
7 Other investment income					
8 Gain or (loss) from sales of assets other than inventory					
9 Net income or (loss) from special events					
10 Gross profit or (loss) from sales of inventory					
11 Other revenue a FARM INCOME			41	11,535	
b					
c					
d					
e					
12 Subtotal Add columns (b), (d), and (e)				65,774	

13 **Total.** Add line 12, columns (b), (d), and (e) 13 65,774

(See worksheet in line 13 instructions on page 28 to verify calculations)

Part XVI-B Relationship of Activities to the Accomplishment of Exempt Purposes

Line No.	Explain below how each activity for which income is reported in column (e) of Part XVI-A contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes) (See page 28 of the instructions)

Part XVII Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations

		Yes	No
1 Did the organization directly or indirectly engage in any of the following with any other organization described in section 501(c) of the Code (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?			
a Transfers from the reporting foundation to a noncharitable exempt organization of			
(1) Cash	**1a(1)**		No
(2) Other assets	**1a(2)**		No
b Other transactions			
(1) Sales of assets to a noncharitable exempt organization	**1b(1)**		No
(2) Purchases of assets from a noncharitable exempt organization	**1b(2)**		No
(3) Rental of facilities, equipment, or other assets	**1b(3)**		No
(4) Reimbursement arrangements	**1b(4)**		No
(5) Loans or loan guarantees	**1b(5)**		No
(6) Performance of services or membership or fundraising solicitations	**1b(6)**		No
c Sharing of facilities, equipment, mailing lists, other assets, or paid employees	**1c**		No

d If the answer to any of the above is "Yes," complete the following schedule Column **(b)** should always show the fair market value of the goods, other assets, or services given by the reporting foundation If the foundation received less than fair market value in any transaction or sharing arrangement, show in column **(d)** the value of the goods, other assets, or services received

(a) Line No	**(b)** Amount involved	**(c)** Name of noncharitable exempt organization	**(d)** Description of transfers, transactions, and sharing arrangements

2a Is the foundation directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) of the Code (other than section 501(c)(3)) or in section 527? ☐ Yes ☑ No

b If "Yes," complete the following schedule

(a) Name of organization	**(b)** Type of organization	**(c)** Description of relationship

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete Declaration of preparer (other than taxpayer or fiduciary) is based on all information of which preparer has any knowledge

****** | 2011-07-11 | ******

Signature of officer or trustee | Date | Title

Paid Preparer's Use Only

Preparer's Signature ▶ William Dix	Date	Check if self-employed ▶ ☐	PTIN
Firm's name ▶ GRANNIS & ASSOCIATES PC		Firm's EIN ▶	
Firm's address ▶ 515 W BURTON STREET MURFREESBORO, TN 37130		Phone no (615) 895-1040	

TY 2010 Accounting Fees Schedule

Name: RUCKER-DONNELL FOUNDATION

EIN: 62-1856912

Software ID: 10000105

Software Version: 2010v3.2

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
Accounting Fees	9,441	6,420	0	3,021

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

TY 2010 Amortization Schedule

Name: RUCKER-DONNELL FOUNDATION

EIN: 62-1856912

Software ID: 10000105

Software Version: 2010v3.2

Description of Amortized Expenses	Date Acquired, Completed, or Expended	Amount Amortized	Deduction for Prior Years	Amortization Method	Current Year Amortization	Net Investment Income	Adjusted Net Income	Total Amount of Amortization
Loan Costs	2010-04-19	19,427		2	6,476			6,476

TY 2010 General Explanation Attachment

Name: RUCKER-DONNELL FOUNDATION

EIN: 62-1856912

Software ID: 10000105

Software Version: 2010v3.2

Identifier	Return Reference	Explanation
		Attachment to Form 990-PF, Part I, Line 25, Column (a)Distributions of property valued at fair market value at date of distribution 1 Date of Distribution December 31, 2010 2 Description of property 14 5% undivided interest in Map 123 Parcel 00200 Land Rutherford Co 3 Book Value of property $108,837 Method for determining book value Cost 4 Fair market value $380,000 Method for determining fair market value Appraisal (see attached)

TY 2010 Investments - Land Schedule

Name: RUCKER-DONNELL FOUNDATION

EIN: 62-1856912

Software ID: 10000105

Software Version: 2010v3.2

Category/ Item	Cost/Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
Land	8,384,013		8,384,013	13,247,431

efile GRAPHIC print - DO NOT PROCESS	As Filed Data -	DLN: 93491192001001

TY 2010 Mortgages and Notes Payable Schedule

Name: RUCKER-DONNELL FOUNDATION
EIN: 62-1856912
Software ID: 10000105
Software Version: 2010v3.2
Total Mortgage Amount: 1056957

Item No.	1
Lender's Name	FIRST TN BANK
Lender's Title	
Relationship to Insider	
Original Amount of Loan	
Balance Due	
Date of Note	
Maturity Date	
Repayment Terms	
Interest Rate	
Security Provided by Borrower	
Purpose of Loan	
Description of Lender Consideration	
Consideration FMV	

TY 2010 Other Assets Schedule

Name: RUCKER-DONNELL FOUNDATION

EIN: 62-1856912

Software ID: 10000105

Software Version: 2010v3.2

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
Net Intangible Assets		12,951	

TY 2010 Other Expenses Schedule

Name: RUCKER-DONNELL FOUNDATION

EIN: 62-1856912

Software ID: 10000105

Software Version: 2010v3.2

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
REPAIRS & MAINTENANCE	2,368	2,368		
POSTAGE	18	9		9
OFFICE	328	164		164
MEALS & ENTERTAINMENT	489			
INSURANCE	1,136	1,136		
GIFTS	122			
Bank Charges	279	279		
Amortization	6,476	6,476		
ADVERTISING & PROMOTION	330			

TY 2010 Other Income Schedule

Name: RUCKER-DONNELL FOUNDATION

EIN: 62-1856912

Software ID: 10000105

Software Version: 2010v3.2

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
FARM INCOME	11,535		

TY 2010 Other Increases Schedule

Name: RUCKER-DONNELL FOUNDATION

EIN: 62-1856912

Software ID: 10000105

Software Version: 2010v3.2

Description	Amount
DIFF IN COST AND FMV land donated to Church	271,163

TY 2010 Other Liabilities Schedule

Name: RUCKER-DONNELL FOUNDATION

EIN: 62-1856912

Software ID: 10000105

Software Version: 2010v3.2

Description	Beginning of Year - Book Value	End of Year - Book Value
Rounding		1
CREDIT CARD PAYABLE	353	1,043

TY 2010 Taxes Schedule

Name: RUCKER-DONNELL FOUNDATION

EIN: 62-1856912

Software ID: 10000105

Software Version: 2010v3.2

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
TAXES-PROPERTY	7,324	7,324		

RUCKER-DONNELL_105_ACRES[1].doc

From Gregory Peck (gopeck@ccim net)
Sent Thu 6/30/11 7 36 AM
To davebms@hotmail com

map 123 parcel 2

SUMMARY

APPRAISAL REPORT

105.46 ACRE VACANT TRACT OF LAND

IN RUTHERFORD COUNTY, TENNESSSEE

FOR:

AMERICAN CITY BANK

MR. DUSTIN GALLAGHER

340 WEST LINCOLN STREET

TULLAHOMA, TENNESSEE 37388

APPRAISED BY:

GREGORY PECK & ASSOCIATES

105 NORTH MAPLE STREET

MURFREESBORO, TENNESSEE 37130

DATE OF APPRAISAL:

MARCH 9, 2010

CCIM

Individual Member - CCIM Institute

GREGORY PECK AND ASSOCIATES

Commercial Investment Real Estate

Representation - Valuation - Investment Analysis - Feasibility

e-mail: gopeck@ccim.net

Thomas N. Graves, SRA, CR-301

Frances Carroll, Broker

Gregory O. Peck, CCIM, SRPA, CG-140

March 29, 2010

American City Bank

Att: Mr. Dustin Gallagher

340 West Lincoln Street

Tullahoma, TN 37388

RE: **Summary Appraisal Report Rucker-Donnell Foundation**

Highway 99

Murfreesboro, TN

Client: American City Bank

Intended Use: Internal Decision Making/Loan Underwriting

Intended Users: American City Bank

Dear Mr Gallagher:

At your request, we hereby certify that we have made a personal inspection of the above referenced real estate legally described within this report The subject property consists of 105.46 acres of vacant land in western Rutherford County Tennessee.

On the basis of this study and analysis of relevant market data contained within this report and office file, and subject to the Assumptions and Limiting Conditions contained herein, we have estimated the value of the fee simple interest of the 105.46 acres tract of land, as of March 9, 2010, to be as follows.

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Area Analysis 13

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Site Analysis 26

III. Analysis of Data and Opinions of the Appraiser

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ASSUMPTIONS AND LIMITING CONDITIONS

Standard Rule 2 of the Uniform Standards of Professional Appraisal Practice requires the appraiser to clearly and accurately set forth all facts, assumptions and conditions that affect the analysis, opinion and conclusions upon which the appraisal is based. In compliance therewith, and to assist the reader in interpreting this report, such assumptions and limiting conditions are set forth as follows:

1. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use. Any legal description included in the report was taken from the referenced source and is assumed to be correct

2. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, notwithstanding the fact that such matters may be discussed in the report.

3. The date of value to which the opinions expressed in this report apply is set forth in the letter of transmittal The appraiser(s) assume no responsibility for economic or physical factors occurring or being discovered at some later date which may affect the opinion herein stated

4 The valuation is reported in dollars of currency prevailing on the date of appraisal.

5. Maps, plats, and exhibits included herein are for illustration only as an aid in visualizing matters discussed within the report They should not be considered as surveys or relied upon for any other purpose

DEFINITION OF MARKET VALUE

Market Value, as defined in The Appraisal of Real Estate, may be stated as "the most probable price in cash, terms equivalent to cash, or in other precisely revealed terms, for which the appraised property should sell in a competitive and open market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under duress".

The fundamental assumptions and conditions presumed in the above definition are.

1. The buyer and seller are motivated by self-interest.
2. The buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash, its equivalent, or in specified financing terms.
5. Specified financing, if any, may be the financing in place or on terms generally available for the property type in its locale on the effective appraisal date.
6. The effect if any on the amount of market value of atypical financing services fees

shall be clearly and precisely revealed in the appraisal report.

The effective date of Market Value is March 9, 2010.

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PURPOSE AND FUNCTION OF THE APPRAISAL

The purpose of this appraisal is to estimate the prospective market value of the fee simple estate A fee simple estate is defined by the Appraisal Institute as "absolute ownership unencumbered by any other ownership or estate; subject only to the limitations of eminent domain, escheat, police power and taxation". Market Value, as defined by the Comptroller of the Currency in Regulation 12 CFR, Part 34, Section 34.42 (f), is The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus Implicit in this definition is the consummation of a sale, as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated. (2) both parties are well informed or well advised, and acting in what they consider their own best interests. (3) a reasonable time is allowed for exposure in the open market. (4) payment is made in terms of cash in U. S Dollars or in terms of financial arrangements comparable thereto, and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The function of this appraisal report is to assist the client in making sound economic decisions

-

SCOPE OF THE INVESTIGATION

As part of this appraisal, the appraiser has made several independent investigations and analyses. We have relied on data that is retained in our office files, which are updated on a regular basis, and other supporting data as needed.

We have studied demographic, economic, and income data provided by the Rutherford County Chamber of Commerce, the Tennessee Department of Economic and Community Development, and the South Central Tennessee Development District, and the Site To Do Business maintained by the Commercial Investment Real Estate Institute. In addition, we have reviewed numerous newspaper articles published in the Daily News Journal concerning the development of the county, area, and neighborhood.

Concerning the subject properties, we have reviewed applicable tax maps, and physically inspected the property exteriors and taken photographs. The subject is a 105.46 acre vacant tract of land.

-

PROPERTY IDENTIFICATION

-

The subject property consist of a 105 46 acre vacant tract located on the north side of State Highway 99 west of old Salem Road in western Rutherford County TN The tract is further identified as Tax Map 123 Parcel 2 of the Rutherford County Property Assessors tax mapping system The property is further identified in Record Book 841, at page 2000, RORC, TN (See copy of the legal description in the

Addendum for further identification)

HISTORY AND OWNERSHIP OF THE SUBJECT PROPERTY

The subject property is currently owned by The Rucker Donnell Foundation c/o Kent Burklow, Trustee. The property was acquired by the Foundation April 23, 2003 as recorded in Will Book 37, Page 718. There was no stated consideration in the transfer from James R Donnell to the Rucker Donnell foundation. The property is currently listed with Concordia Properties in Atlanta Georgia and has been actively marketed for approximately one year at an asking price of $30,000 per acre. As of the date of appraisal there have been several inquiries but no formal contracts have been presented.

No moratoriums are known to exist that would have an adverse impact on the use or marketability of any of the properties. No option, listing or sale contracts are known to exist.

-

-

TAX ANALYSIS

The 105.46 acre tract is currently identified in the Rutherford County Tennessee Property Assessors Office

The City of Murfreesboro is located southeast of Nashville, approximately 30 miles, and is the county seat of Rutherford County. It is the site of Middle Tennessee State University, and the campus is located on the easterly side of the city. Rutherford County is one of the seven counties that, along with Davidson County, form the Nashville MSA (Metropolitan Statistical Area).

The city is served by several highways, the principal one of which is Interstate 24, passing to the south of the city. It is also served by U S. Highways 41, 231, and 70. Interstate 840, running east/west through Rutherford County, between Murfreesboro and Smyrna, links I-40 East, I-24, I-65 South, and I-40 West.

The economy of Murfreesboro is extremely well diversified The city has to date been very successful in attracting new industry It is known as the dairy center of the state. Manufacturing is a major component of the economy. A breakdown of employment for Murfreesboro and Rutherford County residents, published by the Rutherford County Chamber of Commerce, is: manufacturing-38%; service industries-19%; wholesale and retail trade- 17%; government- 15%; and other- 11%.

An industrial park is located adjacent to Interstate 24 and within the city limits of Murfreesboro. Several warehouse buildings have just been completed and occupied. Another major employer in the city is the Veterans Administration Hospital located on the north side of town. As mentioned previously, Middle Tennessee State University is located on the easterly boundary of the city.

No discussion of the area would be complete without mention of Middle Tennessee State University, which is located to the east of the subject property. Middle Tennessee State University is a four-year public university with a current enrollment of 25,000± students. MTSU is the fastest growing university in the state system and this trend is expected to continue. Numerous buildings have either recently been constructed or are slated for development in the near future These include a new recreation facility, nursing building and mass communications building, library and the new business/aerospace building

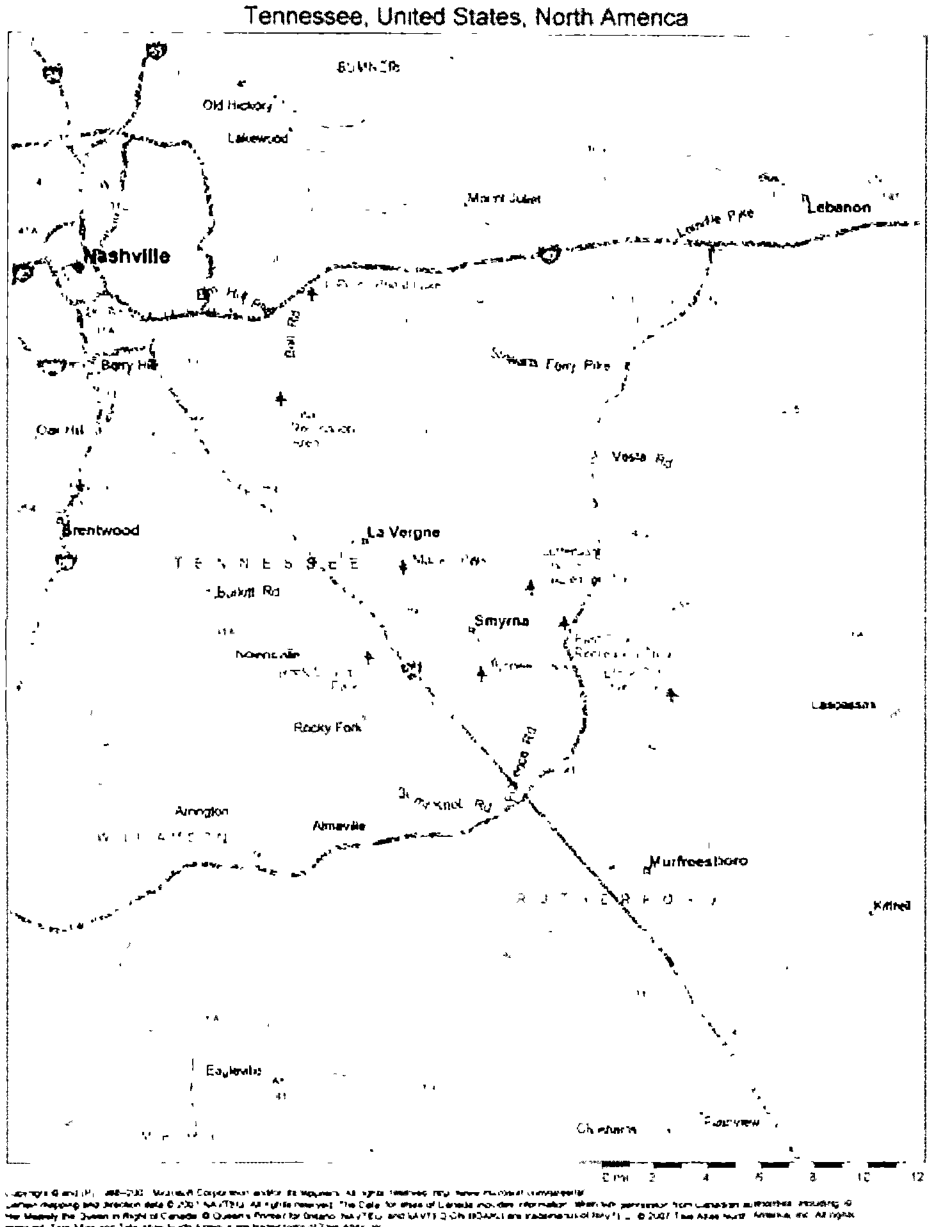
The sharp rise in retail development by the national chains in the area is indicative of Rutherford County's economic strength and viability in the marketplace. Murfreesboro Town Centre is another retail center that is anchored by a 121,705 SF Target Store and the entire development will has 407,000 SF of retail space. The development cost around $30,000,000 The development opened in July of 1998. Further, Middle Tennessee Medical Center has built a 79,800 SF ambulatory surgery, medical office, and comprehensive cancer center at the corner of Bell Street and North Highland Avenue. The cost of this construction was approximately $10,000,000. Currently, a new hospital is under construction in the Medical Center Parkway area.

The Avenues is a new shopping mall recently opened and includes about 900,000 SF of retail space In addition, the Stones River Mall is currently undergoing a $53,000,000 expansion. Coupled with this building activity, the property valuations from the Rutherford County Tax Assessor's Office indicate value increases every year since 1974. In addition, state and local sales tax has increased every year since 1981

Rutherford County - Summary

In summary, the Murfreesboro and Rutherford County market is considered to represent a stable, average to middle class economy, generally growing at a stable rate in terms of populations and income. The economy is relatively stable and diverse, especially with the interjection of the Nissan Plant, which is a strong positive factor Middle Tennessee State University (along with several other employers) is expanding, further enhancing the growth potential. An additional point to consider is that the substantial growth in income levels also has important implications for the whole spectrum of real estate values within the community. The increasing affluence of the local population eventually filters back to the purchase of additional goods and services to the enhancement of general property values and retail sales

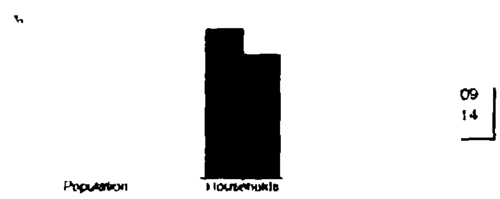
Tennessee, United States, North America



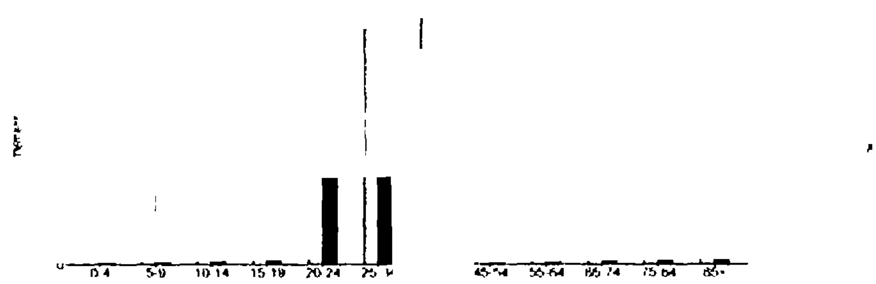
ze of the market area measured by population and households changed from 2000 through the forecast year as follows

Year	ulation	th
2000	182 023	66
2009	258 542	
	304 944	

between change in population and change in households is a resence n-h the market area and the average number of persons per house r group quart popula was lation Average housel mpared to 2 65



an age for the United States was 35 3 in 36 7 in the current year In rea the median the popula 1 to 32 3 years currently By age group t in the percent distribution area population



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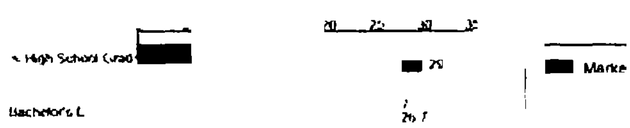

Bureau of the Census 2000 Census of Population and Housing ESRI forecasts for 2009 and 2014 ESRI converted 1990 Census data into 2000 geogr

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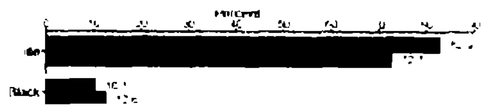

rsons of Hispanic origin the U.S. population
Origin n he Diversity Index which measures n the same area w
t ethnic groups, was fied market area compared to 59.3 ab

72.8 percent ipulation aged 16 years or older in ated in the labor force 0.2 percent were in the Armed
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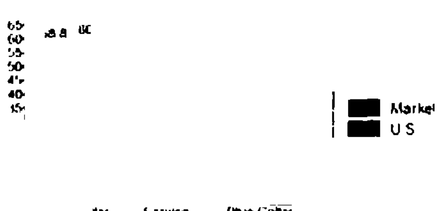
89

cupational status



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Executive Summary with Charts

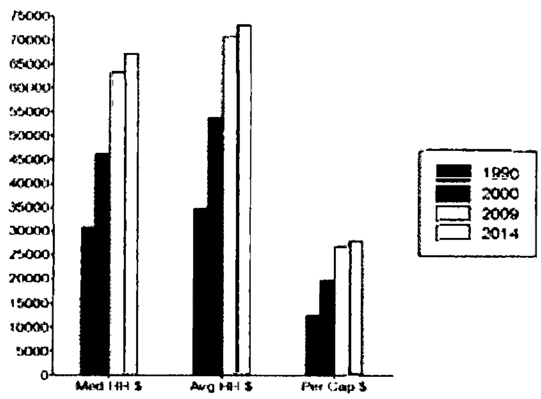
Gregory Peck And Associates

Rutherford County

Donnell property **Site Type: Geography**

Income

The change in three summary measures of income-median and average household income and per capita income are shown below from 1990 through 2014



Housing

Currently 64 7 percent of the 105 271 housing units in the market area are owner occupied 28 1 percent renter occupied, and 7 2 percent are vacant In 2000, there were 70,616 housing units- 65 7 percent owner occupied, 28 4 percent renter occupied and 5 9 percent vacant The annual rate of change in housing units since 2000 is 4 41 percent Median home value in the market area is $174 168 compared to a median home value of $192 285 for the U S In five years median home value is projected to change by 4 43 percent annually to $216 313 From 2000 to the current year median home value changed by 4 92 percent annually

Source, U S Bureau of the Census 2000 Census of Population and Housing ESRI forecasts for 2009 and 2014 ESRI converted 1990 Census data into 2000 geography

NEIGHBORHOOD DATA AND ANALYSIS

-

The locale of the property under study is in the western part of Rutherford County. The four major cities in the county are Murfreesboro, LaVergne, Eagleville and Smyrna.

For purposes of this report, the term "neighborhood" is defined as follows:

> "A portion of a larger community, or an entire community in which there is homogeneous grouping of inhabitants, buildings, or business enterprises. Inhabitants of a neighborhood usually have a more than casual community interest and a similarity of economic level or cultural background Neighborhood boundaries may consist of well defined natural and man-made barriers, or they may be more or less well defined by a distinct change in land use or in the character of the inhabitants."

Although the above definition is a comprehensive one, a more current definition of "neighborhood" is provided by the American Institute of Real Estate Appraisers in the recently published Dictionary of Real Estate Appraisal and is simply defined as "a group of complementary land uses"

The subject property is located in western Rutherford County slightly north and east of the Rockvale community and west of the city limits of Murfreesboro by approximately two miles The immediate neighborhood surrounding the subject property extends west and south to the Rockvale community and east to the area of the St Andrews/ Hwy 99 intersection The neighborhood is primarily rural in nature but in recent years the neighborhood has been transitioning toward more commercial and higher density residential uses This trend is primarily occurring east of the subject property as Murfreesboro continues to expand west along Hwy 99.

The subject property and neighborhood are within the rapidly developing area west of Interstate 24. This area was targeted several years ago by city officials as where they wanted the city of Murfreesboro to expand Infrastructure improvements including sewer and new road construction has spurred both commercial and residential development in this area. The bulk of this development has occurred east of the subject property as the city of Murfreesboro expands in a westerly direction.

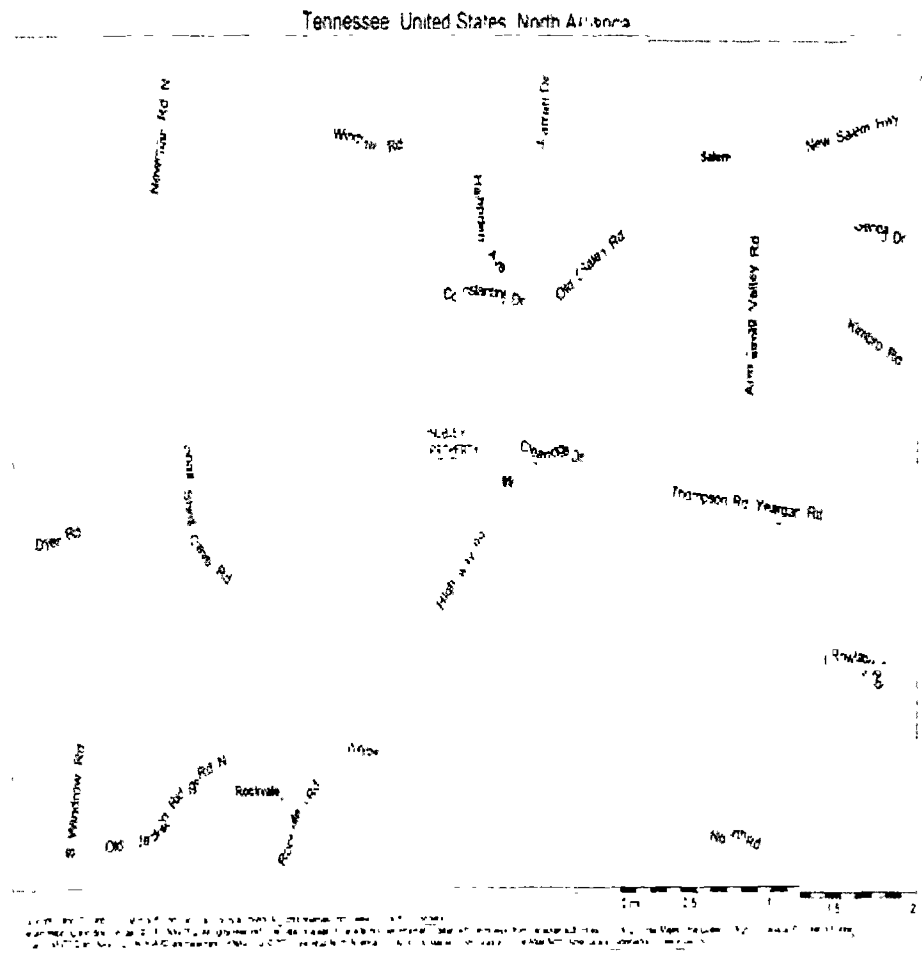
West of the subject property land uses are primarily agricultural and residences on larger lots Rockvale Elementary School is located approximately 2 miles east of the subject and the new Rockvale High School opened recently across Hwy 96 from the elementary school.

Commercial land uses moving east of the subject include WT's market, a vet clinic, a Walgreens drugstore, a self storage facility and a new Publix that is currently under construction. Recently developed single family subdivisions include Weston Park (currently owned by Pinnacle Bank), Belle Reve, Kimbo Woods and Southern Meadows.

One of the larger developments in the area is Marymont Springs a 660 acre mixed use development slated for development with 1358 dwelling units on 570 acres and a Town Center with 500 units of town homes and apartments, 250,000 square feet of office and 225,000 square feet of commercial development. Marymont Springs is located on the west side of Mooreland Lane north of the subject property. Another proposed development is the Boxwood property located in the southeast quadrant of Hwy 99 and St.Andrews Drive. The 100 acre site is in the city limits and has been master planned for commercial and residential development. The property was recently purchased for $6,200,000. At the time of appraisal the property is being utilized as a private residence and farm.

A major influence on the subject neighborhood is the construction of Veterans Parkway, a four lane divided thoroughfare that will extend from State Route 840 to US Hwy 231S (Shelbyville Highway) and intersecting with both Hwy 99 and Hwy 96. The first leg from State Route 840 to Highway 96 was completed last year. The second leg, from Highway 96 to Highway 99 is currently under construction with an estimated completion date of mid 2011. Veterans Parkway will bisect the subject neighborhood.

Public utilities available to the site include water, sewer, electric and telephone. There are no known



ZONING ANALYSIS

The property falls within the R-15 zoning classifications of the Planning Department of Rutherford County, TN. This classification allows for the development of single family residences and Type "A" mobile homes on lots no smaller than 15,000 Square Feet with a minimum setback of 40 feet, a minimum side yard of 20 feet and a minimum rear yard of 20 feet. The minimum lot width is 75 feet All other mobile homes must have a minimum of five acres with a minimum setback of 40 feet, a minimum side yard of 20 feet and a minimum rear yard of 20 feet. The minimum lot width is 75 feet. All other allowed uses cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

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HIGHEST AND BEST USE

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A fundamental proposition in land economics and an essential requirement to the value of real property is the assessment of a property's Highest and Best Use. Subject to the constraints imposed by law, prevailing market conditions, as well as the overall character of the property itself, Highest and Best Use may be defined as the optimum or most probable use/development of a property which yields the highest land value or net return to an owner/investor. The Appraisal Institutes terminology handbook states further.

> "That reasonable or probable use that will support the highest present value of the land, as of the effective date of the appraisal; -- that available use and program of future utilization/development which will maximize the potential net return of an investment over a given period of time--."