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Mail Tax Bills to
Harris Gilbert, Trustee
246 White Bridge Rd, Apt C-7
Nashville, Tennessee

Parcel No.
2 W 8518

DEED

FOR AND IN CONSIDERATION of the sum of One Dollar (1.00) cash in hand paid, and love and affection, I, Leon Gilbert, an unmarried man, have this day bargained and sold and do hereby transfer and convey to Harris A. Gilbert, Trustee, for the benefit of Pauline Gilbert, the following tracts or parcels of land in Davidson County, Tennessee:

> Being part of Lot No. 295 in McGavock and Wetmore Addition to Nashville, called the Town of McGavock, as per plan recorded in Book 21, page 23, R.O.D.C. Tennessee, beginning at the intersection of the Hydes Ferry Turnpike (now Buchanan Street) and Arthur Avenue, and running thence eastwardly along the southern margin of said Buchanan Street 82 feet; thence southwardly to a point on the east side of Arthur Avenue, 63 feet from the northwest corner of Lot No. 296 on said plan; thence with the eastern margin of Arthur Avenue, northwardly to the beginning. Being part of the property conveyed to the undersigned Leon Gilbert by deed from Jake Polten and wife, Fannie Polten, of record in Book 1312, page 46, R.O.D.C. Tenn. to which reference is here made.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Harris A. Gilbert, Trustee, who shall hold said property for the use and benefit of his sister, Pauline Gilbert, as herein set out:

Said property shall be held by the said Harris A. Gilbert, Trustee, with full power and authority to sell, sub-divide, exchange, improve, mortgage and lease for any period of time, though extending beyond the term of the trust, in whole or in part, without the consent or joinder of any beneficiary or without the authority of any Court, as he, in his judgment, may deem beneficial for said trust.

Neither the named Trustee nor any successor in trust shall be required to give bond or account or report to any Court and the Trustee may exercise any and all powers herein granted,

authorized or vested in the Trustee, in the sole and absolute discretion of the Trustee, without obtaining the consent or joinder of any beneficiary or the approval of any Court, Wherever the term "Trustee" is used herein,it shall apply to the named Trustee and any and all successors in trust, unless the context requires otherwise.

The trustee shall pay the net income wholly to said Pauline Gilbert. The Trustee shall be, and is hereby empowered to execute any and all deeds, contracts, leases, and other paper writings, to bring sit and prosecute claims in connection therewith.

In the event of the sale of said property, the Trustee is to reinvest the proceeds and hold same under the same trust; all grantees or purchasers from said Trustee and any mortgages, lessees, or any other persons dealing with said Trustee, or any successor in trust, are hereby completely relieved from any duty or obligation to see to the reinvestment of the proceeds in any transaction with the Trustee, or any successor in trust.

This trust shall terminate on January 1, 1985, or upon the death of Pauline Gilbert. On termination of the trust, the corpus and any undistributed income or accumulated funds shall be distributed to Pauline Gilbert. In the event Pauline Gilbert dies leaving a will, any and all funds or property to which said beneficiary, or her heirs at law, would be otherwise entitled hereunder, shall pass and be distributed to such beneficiary's residuary legatee or devisee under his or her will, or to any specific legatee or devisee in the event a specific bequest or devise of said property or funds is made by testator, or testatrix, of the funds or property in said trust.

During the existence of said trust, the Trustee and said substitute trustees shall have such powers hereinabove described, in addition to those provided by law, and shall be excused from performing certain duties required by law as hereinbefore set forth.

Neither the corpus nor the income of said trust in the hands of the Trustee or substitute trustee shall be subject to anticipation or assignment, by any beneficiary in any manner whatsoever; nor shall the same be in any way distrained or subjected to payment of any beneficiary's debts, contracts, liabilities or obligations (marital or otherwise) of any nature, and in any event whatsoever by process of law or otherwise.

The Trustee shall keep on hand at the place of business of the trustee, or any other place designated by the respective trustees, convenient for and available to the inspection of the beneficiaries, or the representativ e of the beneficiaries, during any and all business hours of any day, true and complete records and current accounts, and a full report and accounting shall be furnished each beneficiary each year, or more often, if the Trustee so elects.

Should the said Harris A. Gilbert, Trustee, for any reason fail or cease to qualify or serve or be unwilling to serve as Trustee during the term of said trust, Joe Gilbert, Jr., shall be vested with title to the corpus of the trust, as successor trustee, with all power and authority herein vested in the original Trustee. Should both said Trustee and substitute trustee fail or refuse or cease to serve as such, the beneficiary is authorized to appoint a substitute trustee by an instrument in writing registered in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Harris A. Gilbert, Trustee, his successors and assigns, forever, subject to the provisions hereinabove set out.

And I do covenant with the said Harris A. Gilbert, Trustee, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

IN TESTIMONY WHEREOF, I have hereuntc set my hand this the 31st day of December, 1964.

Leon Gilbert
Leon Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. S. Weinbaum, Jr. a Notary Public in and for said County and State, the within named Leon Gilbert, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of December 1964.

A. S. Weinbaum, Jr.
Notary Public

My Commission Expires:
March 12, 1967

STATE TAX $ 3.11
PROBATE .50
TOTAL $ 3.61

JAN 4 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JAN 4 - 1965
CT

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63814

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 4 9 29 AM '65

REC. 110 PAGE 658

REGISTRATION FEE 2.00

DEP. REG. L

Leon Gilbert
to
Deed
Doris G. Gilbert &