FROM:

WILLIAM J. WILSON, JR., and wife, PATRICIA S. WILSON

TO: BOOK 1561 PAGE 412

FRANK C. INGRAHAM, Trustee For WILLIAM J. WILSON, III, CRAIG S. WILSON, DAVID M. WILSON

DEC 15 MISC A* 6.00 * 6.00

QUITCLAIM DEED

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Nos |
|---|---|---|
| Frank C. Ingraham, Trustee<br>1720 Parkway Towers<br>Nashville, Tennessee 37219 | New Owner<br>1720 Parkway Towers<br>Nashville, Tenn. | Map 106<br>Parcels 19, 22 & 23<br>6DA-12275<br>6DA-12280 |

This Instrument Was Prepared By:
mail to
Frank C. Ingraham, Trustee
1720 Parkway Towers
Nashville, Tennessee 37219

T
IDENTIF. REFERENCE

DEC 15 9 47 AM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The Actual Consideration or Value, Whichever is Greater, For This Transfer Is:
$15,000.00 (Value

Affiant

Sworn To and Subscribed Before Me, This The 13TH Day of Dec., 1971.

Patricia L. Street
(Notary Public)

My commission expires: 5/15/73

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B 4 1 4 8 0

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of creating a trust in real estate with William J. Wilson, III, Craig S. Wilson and David M. Wilson as beneficiaries, we, William J. Wilson, Jr. and wife, Patricia S. Wilson, by these presents do hereby quitclaim and convey unto Frank C. Ingraham, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

TRACT NO. 1: Land in the 6th Civil District of Davidson County, Tennessee, being shown on the Map of an alignment of Hill Avenue as of record in Book 1424, page 34, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated August 22, 1961, as follows:

BEGINNING at an iron pin on the northerly margin of Hill Avenue, 198.5 feet east of the southeast corner of the R. T. Graves property; thence, north 2° 28'37" west, with the westerly right of way line of the Interchange I-40-4(4) 209, 267.5 feet to an iron pin, 105 feet from the south margin of Murfreesboro Highway; thence, south 24° 05' west 247.5 feet to an iron pin on the northerly margin of Hill Avenue, 80 feet east of the southeast corner of the R. T. Graves property; thence, with the northerly margin of Hill Avenue, south 69° 30' east 118.5 feet to the point of beginning, containing 14,850 square feet more or less.

Being the same property conveyed to James A. Young and William J. Wilson, Jr., as Tenants in Common, by deed as of record in Book 4229, page 938, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: A lot of parcel of land in the 6th formerly the 9th, Civil District of Davidson County, Tennessee, being part of Lot # 2 on the plan of Jas. H. Foster property, as of record in Book 44, page 267, Register's Office for said County, and on the plan of Hill Avenue, as of record in Book 1424, page 34, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of the Murfreesboro Pike at a point 215 feet east of the center of Crutchfield Avenue, said point being the northeast corner of the R. T. Graves' property; thence, with said Graves' easterly line south 19° 30' west, 361.1 feet to a post in the northerly margin of Hill Avenue; thence, with said Avenue, eastwardly 80 feet to an iron pin; thence, No. 19° 30' east 250 feet to an iron pin; thence, northwardly 100 feet to the southerly margin of the Murfreesboro Pike; thence, with said Pike, No. 70° 45' west 60 feet to the beginning.

Being the same property conveyed to James A. Young, et ux and William J. Wilson, Jr., et ux, by deed of record in Book 3967, page 337, Register's Office for Davidson County, Tennessee.

unimproved (x)
This is improved ( ) property know as Hill Avenue

Nashville, Tennessee

Trustee shall have the following powers, duties and discretions in addition to those otherwise provided by law:

1. To sell convey, or grant options therefor, to exchange, partition, divide, allot, subdivide, create restrictions, easments or other servititudes thereon, transfer, pledge, encumber, by mortgage or by deed of trust or otherwise, and lease for any period or periods within or extending beyond the life of this trust and for any business, argicultural or other purpose inclusive of development of oil, gas, minerals and other substances ( in which latter case, community leases may be made and a common agent appointed to receive rentals, bonuses and royalties), and at such price, and for such property, or cash, or part cash and part credit, or other consideration and upon such terms and conditions, and in such manner, as the Trustee shall deem advisable, without order of Court and/or without joinder of disclosure of any beneficiary.

2. To place, replace, renew or extend any encumbrances upon any real property, when due, or at any time when the Trustee shall deem it advisable or necessary, in such amount, upon such conditions, and by such means, as the Trustee shall deem proper.

3. To pay all taxes which are properly chargeable against the trust estate or against the Trustee by reason of its acting as such hereunder.

IN WITNESS WHEREOF, we have hereunto set our hands this the 13TH day of December, 1971.

William J. Wilson, Jr.
WILLIAM J. WILSON, JR.

Patricia S. Wilson
PATRICIA S. WILSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, the within named, William J. Wilson, Jr., and wife, Patricia S. Wilson, the Bargainors, with whom I am personally acquainted, and who acknowldged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee on this the 13TH day of December, 1971.

Patricia L Stone
Notary Public

My Commission expires: May 15, 1973

PATRICIA L. STONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.