QUITCLAIM DEED

BOOK 4605 PAGE 148

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Number
Mr. Albert J. Gasser, Individually and as Trustee 360 Murfreesboro Road Nashville, Tennessee 37210	Mr. Albert J. Gasser Individually and as Trustee 360 Murfreesboro Road Nashville, Tennessee 37210	20 24 pw

WHEREAS, on or about the 29th day of April, 1967, the undersigned, ALBERT J. GASSER and EDWARD GASSER, JR. purchased from the J. W. Dowlen Heirs certain real estate in Davidson County, Tennessee described below; and MAY 30 67 MISC A* 10.00 * 10.00

WHEREAS, since that time the aforesaid property has been held and owned by them as tenants in common with each owning an undivided one-half (1/2) interest therein; and

WHEREAS, it is understood that the undersigned, Edward Gasser, Jr. desires to make a gift of his one-half interest in the said land to his two daughters, ELEANOR VIRGINIA GASSER ROGERS and JULIE ROSE GASSER THOMSON, with each to have an equal share therein, but it is his further desire that during the lifetime of his brother, Albert J. Gasser, the said brother shall hold the title as Trustee to the undivided one-half interest in said lands for the benefit of the said daughters of Edward Gasser, Jr. with full power to manage the same subject to the terms of the trust herein set forth.

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, the undersigned, Edward Gasser, Jr. and Albert J. Gasser as tenants in common have this day bargained and sold and by these presents do transfer, convey and quitclaim unto Albert J. Gasser as Trustee, pursuant to the terms hereinafter provided for the two daughters of Edward Gasser, Jr., whose names are Eleanor Virginia Gasser Rogers (Mrs. John R. Rogers) and Julie Rose Gasser Thomson (Mrs. David S. Thomson) an undivided one-half (1/2) interest (the other one-half undivided interest to continue to be held by Albert J. Gasser), a certain tract or parcel of land in the 14th District of Davidson County, Tennessee, described as follows:

This instrument prepared by:
Frank M. Farris, Jr., Attorney
Third National Bank Building
Nashville, Tennessee 37219

Mail-7

FIRST TRACT: Beginning at a stone in the center of the Eddie Spring Branch where it crosses the Eddie and Floto property line; thence southerly with the center of the Eddie Spring Branch meanders to the State property line of Marrowbone Lake; thence Easterly with the State line to the center of the Paradise Branch in the Paradise Hollow; thence northerly up the center of said Paradise Branch to the Jacob Eddie and the Floto line; thence west with the said Eddie and Floto line to the center of the Eddie Spring Branch, containing 50 acres, more or less, by estimation.

And being the same tract of land conveyed to J. W. Dowlen and wife, Nannie Dowlen, by deed from Central Oak Products Company, a Tennessee Corporation, dated November 8, 1945, and recorded in Deed Book 1357, Page 62, Register's Office of Davidson County, Tennessee.

SECOND TRACT: Beginning at a stake in the East margin of Draper Drive, 433 feet south of the center of the old Nashville and Clarksville Dirt Pike, Juanita Waller's Southwest corner; also in the west boundary line of an original 100 acres tract of land of which the land hereby conveyed is the greater part; thence with said old west boundary line, S. 264.23 poles to a stake with gum pointers; the southwest corner of said original 100 acres tract; thence with the south line of said original tract, S. 89° 20' E. 55.75 poles to a stake with white oak pointers; thence N. 284 poles to a stake in the center of said Old Nashville and Clarksville Dirt Pike, hickory pointers; thence with the center of said road, N. 81-1/2° W. 42.2 poles to a stake in the center of said road, 15 feet east from Ruby Dowlen's northeast corner; thence S. running parallel with Ruby Dowlen's, J. W. Dowlen, Jr.'s and Juanita Waller's east line, and at all points 15 feet distance therefrom, 401 feet to a stake, 15 feet East from Juanita's Waller's southeast corner; thence west, passing Juanita Waller's south east corner at 15 feet, and continuing on in all, 223.7 feet to the beginning, containing 98 acres, more or less.

Being the same property as that conveyed to Albert J. Gasser and Edward Gasser, Jr. by deed dated the 1st day of May, 1967 from the heirs and devisees of J. W. Dowlen, the said deed being of record in Book 4135, Pages 476-479, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Albert J. Gasser, Trustee, his successors, heirs and assigns forever. We covenant that we have a good right to convey said real estate, and that the same is unencumbered.

The terms and conditions of the trust and the duties and obligations of the Trustee are as follows:

(a) The beneficiaries of the trust shall be the aforesaid two daughters of Edward Gasser, Jr. and if during the term of the trust this one-half interest in the property produces any net income the Trustee shall pay annually to them or for their use and benefit in equal shares the net income so produced.

(b) Upon the death of Albert J. Gasser the trust shall terminate and the undivided one-half interest conveyed to him as Trustee herein shall thereupon vest in fee simple absolute in the aforesaid two daughters of Edward Gasser, Jr.

(c) During his lifetime the said Trustee shall have full power without the consent or joinder of any beneficiary to sell, assign, transfer, mortgage, lease, make contracts, including options to purchase with respect to all or any part of the trust property; and this power shall include the right to borrow money and pledge the trust assets to secure any such loan for the purpose of improving or developing the said property.

(d) In the event of any lease, mortgage, sale, or contract with respect to all or any part of said property, the net proceeds derived from any such transaction shall in the hands of the Trustee become a part of the corpus of the trust to continue under the management of the Trustee during his lifetime or to be distributed to or for the benefit of the beneficiaries in whole or in part in his sole discretion according to what he may believe to be for their best interests.

(e) The Trustee shall be further empowered to engage engineers, appraisers, accountants, lawyers, real estate agents, tax consultants, and any and all other professional assistance in the management of the trust estate which shall share equally with the said Albert J. Gasser as owner of the other one-half interest in said property the cost of such professional assistance.

(f) If either of the two beneficiaries should die before receiving all or any part of her share and shall leave issue surviving, the issue of such beneficiary shall receive that portion which their parent would have received if living.

(g) If either of the said beneficiaries should die leaving no issue surviving, the share of the deceased shall be divided one-half to the surviving beneficiary, and one-half to EDWARD WILLIAM GASSER, son of Edward Gasser, Jr.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 8th day of May, 1972.

Albert J. Gasser

Edward Gasser, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Dorothy E. Owen, a Notary Public in and for said County and State, the within named ALBERT J. GASSER, 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 8th day of May, 1972.

Notary Public

My Commission Expires:

My Commission Expires February 14, 1973

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Dorothy E. Owen,
a Notary Public in and for said County and State, the within named EDWARD GASSER, Jr., 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 8th day of May, 1972.

Dorothy E. Owen
Notary Public

My Commission Expires:

My Commission Expires February 14, 1973

IDENTIF. REFERENCE

MAY 30 10 56 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B 6 1 1 4 2

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual ~~consideration~~ or value whichever is greater, for this transfer is $ 24,000.00.

Edward Gasser
Affiant

Subscribed and sworn to before me, this the 8th day of May, 1972.

Dorothy E. Owen
Notary Public

My Commission Expires: My Commission Expires February 14, 1973