THIS INSTRUMENT PREPARED BY
W. Ovid Collins, Jr., Atty.
P. O. Box 2808
Nashville, Tennessee 37219

BOOK 5783 PAGE 739

Send Tax Bills To:
Mr. and Mrs. J. M. Caillouette
5849 Clarksville Highway
Nashville, Tennessee 37080

Map-Parcel No.
29 - 70, 72,
306, 307

QUITCLAIM DEED

For and in consideration of love and affection (and no monetary payment) we, J. M. CAILLOUETTE and wife, DOROTHY H. CAILLOUETTE, do hereby transfer, quitclaim and convey to RICHARD J. HAWKINS, Trustee, his successors and assigns forever, the following described tracts of land in the 2nd Civil District (formerly the 14th Civil District) of Davidson County, Tennessee:

LOT 1. Beginning at a concrete monument in the southerly margin of Old Clarksville Pike, said point being the northeast corner of the property conveyed to William R. Petre and wife, Jane, by deed from Louis Williams of record in Book 5163, Page 666 of the Register's Office of Davidson County;

THENCE, with the southerly margin of Old Clarksville Pike, South 62° 30' East 152.47 feet to an iron pin;

THENCE, leaving said margin, South 25° 39' 39" West 360.50 feet to an iron pin, said point being in the northern line of the Ruby L. Walker property;

THENCE, with Walker's northern line, North 60° 08' 21" West 168.80' to an iron pin, said point being the southeast corner of the Petre property;

THENCE, with Petre's easterly line, North 28° 15' East 353.45' feet to the point of beginning, containing 1.32 acres more or less.

Being a portion of the property conveyed to James M. Caillouette and wife, Dorothy H. Caillouette by deed from A. W. Stewart and wife, Helen Green Stewart, of record in Book 2246, Page 246 of the Register's Office of Davidson County;

LOT 2. Beginning at a concrete monument in the southerly margin of Old Clarksville Pike

THENCE, South 5° 36' 15" West 399.63 feet to a corner fence post at the northwest corner of the Ruby L. Walker property;

THENCE, North 60° 8' 21" West 236.50 feet to an iron pin;

THENCE, North 25° 39' 39" East, 360.50 feet to an iron pin in the southerly margin of Old Clarksville Pike;

THENCE, with the southerly margin of said road South 62° 52' 09" East 98.67 feet to the point of beginning, containing 1.40 acres, more or less.

Being a portion of the property conveyed to J. M. Caillouette and wife, Dorothy H. Caillouette by deed from A. W. Stewart and wife, Helen Greene Stewart, of record in Book 2246 Page 246 of the Register's Office of Davidson County.

LOT 2a. Being an irregular, triangular tract containing approximately .07 acres, designated Map 29, Parcel 70, located at the intersection of the Clarksville Highway #41A (formerly 112) and Old Clarksville Pike, just north of Eaton's Creek Road.

Said tract fronts 358 feet more or less on the southerly margin of Clarksville Highway and approximately the same on the northerly margin of Old Clarksville Pike, converging to a point at the intersection of the two roads on the east and measuring approximately 66 feet on the west boundary.

Being a portion of the property conveyed to James M. Caillouette and wife, Dorothy H. Caillouette by deed from A. W. Stewart and wife, Helen Green Stewart, of record in Book 2246, Page 246 of the Register's Office of Davidson County.

LOT 3. Beginning at an iron pin in the southerly margin of Old Clarksville Pike, said point being at the northwest corner of the property conveyed to Bessie Moore of record in Book 1113, Page 698 of the Register's Office of Davidson County; thence, with Moore's westerly margin, South 3° 57' 27" West 326.81 feet to an iron pin; thence, North 87° 21' 51" West 172.10 feet to a fence post at the northeast corner of the Ruby L. Walker property; thence, North 5° 36' 15" East 399.63 feet to an iron pin in the southerly margin of Old Clarksville Pike; thence, with the southerly margin of said road South 62° 52' 09" East 174.66 feet to the point of beginning, containing 1.40 acres more or less.

Being a portion of the property conveyed to J. M. Caillouette and wife, Dorothy Hillon Caillouette, by quitclaim deed from F. Spiller Campbell, Jr., Trustee, of record in Book 4379, Page 891 of the Register's Office of Davidson County.

LOT 4. Beginning at a concrete monument in the northerly margin of a private road, said point being in the westerly margin of Lot No. 4 on the Plan of the subdivision of the lands of the heirs of Charles P. Zimmerle, deceased, as of record in Plan Book 3, Page 28, Chancery Court, Davidson County, Tennessee; thence, along the original western line of said property North 3° 43' 57" East 257.99 feet to a fence post; thence, South 87° 21' 51" East 172.10 feet to an iron pin, said point being in the westerly margin of the property conveyed to Bessie Moore by public auction, entered on Page 242 of Minute Book No. 147, Davidson County, Tennessee; thence, with Moore's boundary, South 3° 57' 27" West 257.58 feet to a concrete monument in the northerly margin of said private road; thence, with the northerly margin of said private road North 87° 30' 48" West 171.00 feet to the point of beginning, containing 1.02 acres, more or less.

Being a portion of the property conveyed to J. M. Caillouette and wife, Dorothy Hillon Caillouette, by quitclaim deed from F. Spiller Campbell, Jr., Trustee, of record in Book 4379, Page 891 of the Register's Office of Davidson County.

Said property is conveyed subject to all outstanding restrictions, easements and other encumbrances which may affect the premises.

To have and to hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said RICHARD J. HAWKINS, Trustee, his successors and assigns forever for the following uses and purposes and subject to the following conditions:

1. We, J. M. CAILLOUETTE and wife, DOROTHY H. CAILLOUETTE, expressly reserve the right to use and occupy, or to lease to others, the entire property hereinabove conveyed so long as either of us shall live.

2. We, as Grantors, will be entitled to receive the entire income from the property and we agree to pay all applicable taxes and the costs of insuring and maintaining the property in a reasonable manner. Insurance policies now in effect will be endorsed to reflect the Trustee's ownership of the legal title to the property.

3. As long as either of us shall live, the Trustee may not sell, mortgage, lease or make any other disposition of any part of the property unless we both, or the one then surviving, shall execute all documents necessary and appropriate to the transaction.

4. After the deaths of both of us, the Trustee shall have full power and authority, in his absolute discretion, to sell, mortgage, lease, partition in kind or otherwise dispose of any part of all of the property without the joinder of any beneficiary and no such beneficiary shall have the right, in law or in equity, to compel a sale, division or other disposition of the property.

5. After the deaths of both of us, the net income from the property, the proceeds of the sale of part or all of the property and any other beneficial interests therein shall be divided as follows:

Horace E. Bennett	14%
Thomas M. Smith	35%
Richard J. Hawkins	51%
TOTAL	100%

6. The Trustee shall deposit with us a corporate surety bond in the amount of $50,000 to secure the faithful performance of his fiduciary duties.

7. Should Richard J. Hawkins predecease us or for any reason become unable or unwilling to continue to serve as Trustee, then a Successor Trustee may be designated by us, if living, in a written instrument to be recorded in the Register's Office of Davidson County, Tennessee or, after our deaths, by the person or persons holding the majority interest under this trust. The Successor Trustee shall make bond in like amount and shall have the same powers, duties and responsibilities as are vested herein in Richard J. Hawkins.

8. In the event of our disability or inability to manage our own affairs, or at our request, the Trustee shall have full power and authority to manage and control the property for our benefit during our lives. After the deaths of both of us and prior to the time that he may sell or divide the property among the beneficiaries, the Trustee shall have full power and authority to manage, control, maintain, insure and otherwise preserve the property for the benefit of the named beneficiaries.

IN WITNESS WHEREOF we have executed this instrument on this 11th day of August 1981.

J. M. Caillouette

Dorothy H. Caillouette

I, Richard J. Hawkins, hereby accept appointment as Trustee of the above-described property in accordance with the foregoing terms and conditions.

This August 11th, 1981.

Richard J. Hawkins

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Beverly A. Tyree a Notary Public in and for said county and state, the within named J. M. Cailloutte and wife, Dorothy H. Cailloutte, the Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of August 1981.

Beverly A. Tyree
Notary Public

My commission expires: 10-21-84

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0- Dollars.

Richard J. Hawkins

Subscribed and sworn to before me
this 11th day of August, 1981

Beverly A. Tyree
Notary Public

My commission expires: 10-21-84.

RUSH

IDENTIFICATION REFERENCE
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AUG 18 2 27 PM '81
FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

08/18 15.00- CHECK

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