ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
MRS. MARY J. ROOK (MRS. JACK S. ROOK, JR.) MRS. ANN J. TROTTER (MRS. CLAUDE H. TROTTER) MR. JOHN C. JEFFORDS, JR. MR. DOUGLASS C. JEFFORDS 504 ARLINGTON AVENUE NASHVILLE, TENNESSEE 37219	SAME	118-2 Par 264 Jd

BOOK 5907 PAGE 121

QUITCLAIM DEED

WHEREAS, JOHN C. JEFFORDS executed an unrecorded TRUST AGREEMENT (photocopy attached) dated the 1st day of January, 1971, with himself and his sons, JOHN C. JEFFORDS, JR. and DOUGLASS C. JEFFORDS, as Trustees, which provided for its termination ten (10) years after his death which occurred on the 5th day of April, 1972, and

WHEREAS, certain assets were conveyed to the said Trust, and

WHEREAS, by his Last Will and Testament (executed on April 12, 1971, and of record in Will Book 103, page 311, of the Office of the County Court Clerk for Davidson County, Tennessee, in which County he resided at his death), his residuary estate was devised and bequeathed to the Trustees of the said Trust of January 1, 1971, by a pour-over provision in ARTICLE V of his Will, and

WHEREAS, among the assets held in said Trust at its termination was real property located in Davidson County, Tennessee, and described more particularly as follows:

> BEING Lots Nos. 152 and 153, on the Map of Geo. I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for said County.
>
> Said Lots 152 and 153 adjoin and front together 100 feet on the easterly side of 8th Avenue South or the Franklin Pike, and runs back between parallel lines, 265 feet to an alley. Being the same property conveyed to John C. Jeffords, Sr., by deed from Broadway Realty Company, as of record in Book 3992, page 921, said Register's Office.

NOW, THEREFORE, we, JOHN C. JEFFORDS, JR. and DOUGLASS C. JEFFORDS, being the surviving and acting Trustees under Paragraph 15 of said TRUST AGREEMENT, desiring to complete the chain of title to said property by a quitclaim conveyance to the beneficiaries living at the termination of said Trust (April 5, 1982) who are his four children, namely, MARY JESSICA JEFFORDS ROOK (Mrs. Jack S. Rook, Jr.), ANN JEFFORDS TROTTER (Mrs. Claude H. Trotter), JOHN C. JEFFORDS, JR., and DOUGLASS C. JEFFORDS (see paragraph 7 of said TRUST AGREEMENT), do hereby, in our capacity as said Trustees, quitclaim and convey unto MARY JESSICA JEFFORDS ROOK, ANN JEFFORDS TROTTER, JOHN C. JEFFORDS, JR., and DOUGLASS C. JEFFORDS, as equal tenants in common the real property hereinabove described.

TO HAVE AND TO HOLD the said property to the said grantees, their heirs and assigns.

JOHN C. JEFFORDS, JR. and DOUGLASS C. JEFFORDS quitclaim and convey in our capacity as TRUSTEES as aforesaid and not furthermore nor otherwise and subject to any and all valid encumbrances and leases.

IN WITNESS WHEREOF, we have set our hands to this conveyance on this 29th day of June, 1982, at Nashville, Tennessee.

JOHN C. JEFFORDS, JR.

DOUGLASS C. JEFFORDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, JOHN C. JEFFORDS, JR. and DOUGLASS C. JEFFORDS, the within named bargainors, 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 Davidson Co., Tennessee, this 29th day of June, 1982.

Deborah A. Jarrell
Notary Public

My Commission Expires:

11-17-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is made pursuant to termination of a trust and without monetary consideration.

AFFIANT

SUBSCRIBED AND SWORN to before me this the 29th day of June, 1982.

Deborah A. Jarrell
NOTARY PUBLIC

My Commission Expires:

11-17-82

IDENTIF. REFERENCE
JUL 6 1 47 PM '82
FEE
DAVIDSON COUNTY, TN.

6.9 & 5.49

T R U S T

THIS TRUST AGREEMENT, executed in duplicate, dated as of the 1st day of January, 1971, by and between JOHN C. JEFFORDS, of Nashville, Tennessee, hereinafter called "Donor" and JOHN C. JEFFORDS and JOHN C. JEFFORDS, JR. and DOUGLASS C. JEFFORDS, all of Nashville, Tennessee, hereinafter called "Trustees",

W I T N E S S E T H:

1. In consideration of the acceptance by the Trustees of the trust herein and hereby created, Donor has deeded, assigned, transferred and delivered and by these presents does assign, transfer and deliver to the Trustees certain described real property, securities and other property, as shown on a separate schedule attached to this Agreement and known as "Schedule A". The Donor and anyone else shall have the right, from time to time, to contribute additional properties to this trust, and in such event, any such additional properties so contributed shall be held by the Trustees as a part of the trust estate herein created.

2. In consideration for the payment by Donor to Trustees of the sum of $1.00, receipt of which is hereby acknowledged, the Trustees acknowledge receipt of the real property securities and other property, as described in Schedule A, and agree to hold, manage, and invest same together with any other properties which may, at any time hereafter, be contributed to this trust by Donor or anyone else, and distribute the income thereof and the corpus of this trust, upon the terms and conditions herein set forth.

3. The Trustees shall hold and manage the trust estate,

collecting the income therefrom, and in this connection are given the following powers, to-wit:

(a) To hold, manage, control, sell, convey, lend, invest and reinvest the corpus of the trust in such way and manner and when and as often as the Trustees may deem for the best interest of the trust estate. In investing the trust property the Trustees may invest in so-called "non-legals", and the Trustees shall not be limited by the laws of Tennessee as to investment of trust funds, but are required to exercise the judgment and care under the circumstances then prevailing, which men of prudence, discretion and intelligence exercise in the management of their own affairs. The Trustees are expressly authorized to retain all property, both real and personal, placed in this trust, whether legal trust investments or not, and are not required to convert same into other investments, for diversification or other purposes.

(b) The Trustees are expressly authorized to register securities requiring registration in the name of a nominee or nominees of their selection, without any designation on such security that it is held in trust, but the Trustees are required at all times to keep and maintain proper records showing what securities are held by them in their own name or in the name of a nominee for the benefit of this trust estate. The Trustees may deposit funds belonging to the trust estate in the banking department of the First American National Bank of Nashville to the account of the trust estate, without in any way making bond or securing same. The Trustees are expressly authorized to vote all shares of corporate stock in this trust as they may deem for the best interest of the trust estate, whether in person or by proxy, except that any stock in First American National Bank of Nashville held in the trust shall be voted only by the individual Trustees. As to the part of the trust estate which is invested in real estate, the Trustees are authorized to lease same upon such terms as they may deem

proper, including the leasing of same for a period which may last beyond the duration of this trust, and to do all acts and things with respect to such real estate as a party owning property in its own right could do, including erecting improvements on, or clearing improvements from, said real estate.

The Trustees are expressly authorized to participate in the liquidation, reorganization, consolidation, or other financial readjustment of any corporation or business, stocks, bonds or other securities of which are held as a part of the corpus of the trust estate, or in which the trust is financially interested. This discretion is unlimited, with the exception that the Trustees shall always act for what they deem the best interest of the trust estate.

Trustees are authorized to deal with the Donor, purchasing property from him, or selling property to him, but always at the fair market value of same, and for an adequate and full consideration in money or money's worth.

(c) Whenever in the discretion of the Trustees money is needed for the payment of any administration expenses of the trust, or for any other purpose which the Trustees in their discretion deem to be in the interest of the trust estate, the Trustees are authorized to advance their own funds or to borrow money from others on their own initiative, and to pledge, mortgage, or hypothecate any of the trust assets, real or personal, as security therefor.

(d) The Trustees are authorized to invest the corpus of the trust estate herein created, together with the corpus of other trust estates, that is to say, commingling trust funds, or to invest in so-called "common funds" or to invest in a single security, allocating a portion thereof to this trust estate and the balance to other trust estates, and such commingling of trust funds shall not be deemed conversion, but is expressly authorized.

(e) To pay from the trust estate all taxes, expenses, and other amounts properly chargeable against the trust estate, including their own charges for services. This right authorizes the Trustees to employ accountants, agents and attorneys, when they deem it necessary, and to pay the same from the trust estate.

(f) To compromise, arbitrate or otherwise adjust claims in favor of or against the trust estate, execute releases to parties with whom an adjustment is made, and in connection therewith to execute contracts, bills of sale, notes and other instruments which are necessary for the proper administration of the trust estate.

(g) The Trustees shall have all of the powers and authority given to a trustee by the Statutes of the State of Tennessee, and without limiting the foregoing, the provisions of the introductory paragraph and the sub-paragraphs numbered 5 through 32 of Section 35-618 of the Tennessee Code Annotated are incorporated in this Trust Agreement by reference, and same shall be deemed to be a part of this Trust Agreement. This trust is created to be governed by and administered under the laws of the State of Tennessee, and in any matters involving the administration of this trust the laws of the State of Tennessee shall govern.

4. Anyone dealing with the Trustees shall not be required to inquire into the authority of the Trustees, or to see to the application which the Trustees make of funds or other property received by them, and shall be entitled to deal with the Trustees as if they are fully authorized to act.

5. The Trustees shall make reports from time to time, and at least as often as annually, to Donor and to the income beneficiaries of the trust estate, showing in reasonable detail the condition and amount of the corpus, receipt of income therefrom, expenses of the trust, and amounts paid to or for the benefit of each beneficiary.

6. Neither the income nor the corpus of this trust may be pledged, assigned, transferred, sold or in any manner whatsoever accelerated, anticipated or encumbered by any beneficiary, nor shall any income or the corpus of this trust be in any manner subject or liable in the hands of the Trustees for the debts, contracts, or obligations of any beneficiary, or be subject to any assignment or other alienation or disposition whatever. However, the provisions of this paragraph shall in no way limit the right of the Trustees to distribute income and corpus as herein elsewhere authorized.

7. The trust hereby created shall be held and administered for the benefit of the Donor until his death and for a period of ten years after the Donor's death for the benefit of Donor's children, John C. Jeffords, Jr., Douglass C. Jeffords, Mary Jeffords Rook and Ann Jeffords Trotter and their issue as herein provided. The trust shall continue throughout the life of the Donor and for a period of ten years following the Donor's death, at which time the trust shall terminate and the corpus shall be distributed as equally as possible among the Donor's children then living, with the issue of any deceased child to take the share of the parent, per stirpes, except that if any beneficiary be under twenty-five years of age, the share of such beneficiary shall continue to be held in trust for his or her benefit, and distributed to such beneficiary upon such beneficiary's reaching twenty-five years of age. If any issue of any child of the Donor dies before reaching twenty-five years of age, but leaves issue surviving, the share which such deceased beneficiary would have otherwise been entitled to receive at age twenty-five shall be held in trust for his or her issue per stirpes and distributed to such issue as each reaches twenty-five years of age. If any

issue of any child of the Donor dies before reaching twenty-five years of age but does not have issue surviving, the share of such deceased beneficiary shall be added to the shares of the other issue of the Donor in such proportions as to make the trust go to Donor's issue equally per stirpes.

Notwithstanding any provision herein to the contrary, no trust created by this instrument shall continue beyond twenty-one years after the death of Donor and those of Donor's issue who are living at Donor's death, and if at such time the trust is still in existence, it shall immediately terminate and the trust estate shall be distributed to the then beneficiaries, irrespective of their ages. Whenever distribution of corpus is made the trust shall terminate as to the distributed portions.

8. During the life of the Donor, the entire net income of the trust estate shall be paid to the Donor quarterly, or at more frequent intervals if such is feasible in the discretion of the Trustee.

9. If at any time or times during the existence of this trust the Donor, in the Trustees' discretion, shall become incapacitated or unable to look after his affairs and the Trustees in their discretion be of the opinion that it is necessary to encroach upon the corpus of the trust, in order to provide adequately and properly for Donor's medical care, maintenance and support, then the Trustees are authorized and directed to encroach upon the trust estate to the extent that the Trustees in their discretion deem necessary or proper for such purpose and pay the amount thereof to, or use it for the benefit of, Donor. This power of encroachment shall be a continuing one.

10. At Donor's death, in the event that the estate passing under his Last Will and Testament is not sufficient

to pay all of the Donor's debts (not including any debts secured by mortgage or other lien upon real estate which, in the Trustees' judgment, can continue to be retired in the same manner as during Donor's lifetime), funeral expenses and expenses of Donor's last illness, the costs of administration of the Donor's estate, and estate and inheritance taxes upon the Donor's estate, in accordance with the terms of the Donor's Last Will and Testament, then the Trustees shall pay out of the Trust Fund to the Donor's personal representative such amount as, when added to the funds available to it from property passing under the Donor's Will, will be sufficient to pay the aforesaid debts, expenses, administration costs and taxes. In determining the amount to be paid by the Trustees under the foregoing sentence, the Trustees may rely, and shall be fully protected in relying, upon the certificate of the Donor's personal representative as to the amount which should be paid by the Trustees under the foregoing sentence.

11. During the period following the death of the Donor, the entire net income from the trust estate shall be distributed, in equal shares, to the Donor's children, with the issue of any deceased child to take the share of the parent, per stirpes. Such distributions of net income shall be made quarterly, or at more frequent intervals if such is feasible in the discretion of the Trustees.

12. If at any time or times after the death of the Donor, the Trustees in their discretion be of the opinion that it is necessary to encroach upon the share of the corpus of the trust estate from which a beneficiary is then entitled to receive income, in order to provide adequately and properly for the medical care, maintenance, support and education of such beneficiary, then the Trustees are authorized

and directed to encroach upon such beneficiary's share to the extent that the Trustees in their discretion deem necessary and proper and pay the amount thereof to, or use it for the benefit of, such beneficiary. This power of encroachment shall be a continuing one. Nothing herein shall be construed as permitting the Trustees to encroach to any extent or at any time upon any share of the corpus of the Trust Estate which is held for the Trustees as beneficiaries.

13. Any income, encroachment, or corpus which may be payable at any time to Donor or to any other beneficiary of the trust may, in the Trustees' sole discretion, be paid directly to such beneficiary or used for his or her benefit, or paid to anyone with whom such beneficiary makes his or her home, or to anyone furnishing maintenance, support, education or medical care to or for such beneficiary. Any such payments may be made without the necessity for the appointment of a guardian or the approval of any court, and the receipt of the person to whom paid shall be a sufficient acquittance for the Trustees.

14. If at any time it becomes necessary to divide the assets within the trust, and when it shall be necessary to divide the assets for distribution on termination of the trust, any such division or distribution shall be made in such manner as the Trustees deem proper and may be made in cash or in kind, or partly in cash and partly in kind; and the judgment of the Trustees on the relative value of the assets shall be binding and conclusive on all parties interested.

15. If any Trustee dies or for any reason ceases to act as a Trustee, the remaining two Trustees shall continue to serve as Trustees without the appointment of a successor Trustee. It is my intention for my two sons to act as Co-Trustees in the event of my death; and if one son should die following my death then there shall be only one Trustee, my surviving son. In the event of the death or ceasing to serve

of both of my two sons and of myself, then I expressly direct and authorize the First American National Bank of Nashville, a national banking association with its main office in Nashville, Tennessee, to be the sole Trustee without the appointment of any additional Trustees. The Trustees named herein are expressly excused from making bond.

In the event of any dispute or disagreement at any time between the Trustees, the decision of the majority shall control, and the act of any two of the three Trustees on any matter pertaining to the trust shall constitute and be a binding act on behalf of all three Trustees.

If at any time any two Trustees in their opinion deem the third Trustee incapable of continuing to act as such, for any reason, such Trustees shall have the right to remove said Trustee. The removal of a Trustee by the remaining Trustees may be accomplished by an instrument in writing signed by such remaining Trustees and recorded in the Register's Office for Davidson County, Tennessee.

16. Donor reserves the right during his lifetime to modify, amend, or revoke this trust.

IN WITNESS WHEREOF, the Donor, John C. Jeffords, has hereunto subscribed his name as of the day and year first above written.

John C. Jeffords

John C. Jeffords, Jr. and Douglass C. Jeffords, named in the foregoing Agreement as Trustees, have hereunto signed their names to evidence their acceptance of the foregoing Trust in accordance with the foregoing instrument, and to evidence further their receipt of the properties hereinabove mentioned and described as being delivered to them as Trustees, as of the 1st day of January, 1971.

John C. Jeffords

John C. Jeffords, Jr.

Douglass C. Jeffords

TRACT I:
Being the southerly 80 feet of the easterly 140 feet of Lot No. 1 on the Map of the Charles T. Cole Property, as of record in Book 161, page 32, Register's Office for said County.
Said part of said lot fronts 80 feet on the westerly side of Cole Avenue and runs back between parallel lines, along the northerly margin of Hill Avenue, 140 feet to a dead line.
Being the same property conveyed to John C. Jeffords, Sr., unmarried, by deed from L.H. Jordan and wife, as of record in Book 4099, page 934, said Register's Office.

TRACT II:
A tract of land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Map of Charles T. Cole property, as of record in Book 161, page 32, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, December 30, 1946, as follows:
BEGINNING on the westerly margin of Cole Avenue, now Highland-Sanitarium Road, at a point 100 feet south of the southwest corner of Murfreesboro Pike and said Avenue; thence North 70° 20' west 140 feet to the easterly line of the property conveyed to Aladdin Industries, Inc., by deed from Joseph W. Holman, Trustee, of record in Book 1580, page 493, said Register's Office; thence with their easterly line southwardly 254.6 feet to the northwest corner of the property conveyed to C. T. Bozeman and wife, by deed from Austin M. Peacher and wife, of record in Book 1632, page 19, said Register's Office; thence eastwardly with Bozeman's northerly line 140 feet to the westerly margin of Cole Avenue, now Highland-Sanitarium Road; thence with said Avenue northwardly 255.41 feet to the beginning.
Being the same property conveyed to John C. Jeffords, by deed from Garth E. Fort and wife, as of record in Book 3892, page 382, said Register's Office.

TRACT III:
Being Lots Nos. 152 and 153, on the Map of Geo. I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for said County.
Said Lts. 152 and 153 adjoin and front together 100 feet on the easterly side of 8th Avenue South or the Franklin Pike, and runs back between parallel lines, 265 feetto an alley.
Being the same property conveyed to John C. Jeffords, Sr., by deed from Broadway Realty Company, as of record in Book 3992, page 921, said Register's Office.

TRACT IV:
Being part of Lot No. 9 on the Plan of O.F. Noel's Property, known as Noelton, and described according to a map made by Z. J. Wilkinson, Surveyor, October 10, 1963, as follows:
BEGINNING at a point in the northerly margin of Clifton Lane, formerly 4th Avenue; 388.55 feet east of the easterly margin of Granny White Pike, or 12th Avenue South; thence with the margin of said Clifton Lane, easterly 160 feet to a concrete pier, at the corner of Lots Nos. 9 and 10 on said plan; thence with the line between said lots, northwardly 180 feet to an iron pin; thence westerly 159.21 feet to a point; thence southerly 180 feet to the point of beginning.
Being the same property conveyed to John C. Jeffords, Sr., by deed from James C. Huddleston and wife, as of record in Book 3642, page 637, said Register's Office.

The said John C. Jeffords and John C. Jeffords, Sr. being one and the same person.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

Situated in District No. One of Knox County, Tennessee and within the Fourth Ward of the City of Knoxville, Tennessee, and being a certain parcel or tract of land lying and being situated on the southwestern side of Gay Street, and having a frontage of 23.8 feet thereon, and extending back between parallel lines 147 feet and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the southwestern line of Gay Street, said point of beginning being located distant in a northwesterly direction 99 feet from the point of intersection of the southwestern line of Gay Street with the northwestern line of Cumberland Avenue, said point of beginning also being located in the center line of a party wall between the property herein described and property belonging to Testerman, and being more specifically known as Tennessee Title Insurance Company; thence in a southwesterly direction along the center line of the party wall 125 feet to a point in the northwestern line of property belonging to Gilpin-Duggan; thence continuing in a southwesterly direction along the common dividing line between the property herein described and the property of Gilpin-Duggan 22 feet to a point in the northeastern line of property belonging to Gilpin-Duggan 22 feet to a point in the northeastern line of property belonging to Gilpin-Duggan, said point being located distant in a northwesterly direction 100.4 feet from the northwestern line of Cumberland Avenue; thence along the said northeastern line of property belonging to Gilpin-Duggan in a northwesterly direction 23.8 feet; thence in a northeasterly direction 22 feet to a point in the center line of a party wall between the property herein described and property belonging to John L. Greer; thence continuing in a northeasterly direction along the center line of a party wall 125 feet to a point in the southwestern line of Gay Street; thence in a southeasterly direction along the southwestern line of Gay Street 23.8 feet to a point in the said southwestern line of Gay Street, the point of place of beginning, as shown by survey of G. T. Trotter, Jr., Surveyor, Knoxville, Tennessee, bearing date December 30, 1965, said premises improved with a two-story building bearing Street No. 715 South Gay Street.

Being the same property conveyed to John C. Jeffords, Sr., et al, by deed from Calumet Corporation, as of record in Book 1311, page 889, Register's Office for Knox County, Tennessee.

(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS
cash in hand paid by JOHN C. JEFFORDS, JOHN C. JEFFORDS, JR. AND DOUGLASS C. JEFFORDS, TRUSTEES
under a trust agreement, dated Dec. 10, 1970, with power as set out therein
hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
JOHN C. JEFFORDS

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:
Being the southerly 80 feet of the easterly 140 feet of Lot No. 1 on the Map of the Charles T. Cole Property, as of record in Book 161, page 32, Register's Office for said County.
Said part of said lot fronts 80 feet on the westerly side of Cole Avenue and runs back between parallel lines, along the northerly margin of Hill Avenue, 140 feet to a dead line.
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BEGINNING on the westerly margin of Cole Avenue, now Highland-Sanitarium Road, at a point 100 feet south of the southwest corner of Murfreesboro Pike and said Avenue; thence North 70° 20' west 140 feet to the easterly line of the property conveyed to Aladdin Industries, Inc., by deed from Joseph W. Holman, Trustee, of record in Book 1580, page 493, said Register's Office; thence with their easterly line southwardly 254.6 feet to the northwest corner of the property conveyed to C. T. Bozeman and wife, by deed from Austin M. Peacher and wife, of record in Book 1632, page 19, said Register's Office; thence eastwardly with Bozeman's northerly line 140 feet to the westerly margin of Cole Avenue, now Highland-Sanitarium Road; thence with said Avenue northwardly 255.41 feet to the beginning.
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Being the same property conveyed to John C. Jeffords, Sr., by deed from James C. Huddleston and wife, as of record in Book 3642, page 637, said Register's Office.

The said John C. Jeffords and John C. Jeffords, Sr. being one and the same person.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

unimproved ( )
This is improved ( ) property, known as _____ Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of December, 19 70 John C. Jeffords

JOHN C. JEFFORDS

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named JOHN C. JEFFORDS the bargainors, 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 10th day of December, 19 70

Commission expires April 24, 1974 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
John C. Jeffords

TO
John C. Jeffords, ET AL

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1001

(NUMBER STREET OR ROUTE NUMBER)

Nashville, Tennessee
(CITY) (P O ZONE) (STATE)

(CITY) (ZONE) (STATE)

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS
cash in hand paid by JOHN C. JEFFORDS, JOHN C. JEFFORDS, JR. AND DOUGLASS C. JEFFORDS, TRUSTEES under a trust agreement, dated Dec. 10, 1970, with power as set out therein
hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
JOHN C. JEFFORDS
hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Knox County, State of Tennessee, described as follows, to wit: a 1/4 interest in and to

BOOK 5907 PAGE 137

Situated in District No. One of Knox County, Tennessee and within the Fourth Ward of the City of Knoxville, Tennessee, and being a certain parcel or tract of land lying and being situated on the southwestern side of Gay Street, and having a frontage of 23.8 feet thereon, and extending back between parallel lines 147 feet and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the southwestern line of Gay Street, said point of beginning being located distant in a northwesterly direction 99 feet from the point of intersection of the southwestern line of Gay Street with the northwestern line of Cumberland Avenue, said point of beginning also being located in the center line of a party wall between the property herein described and property belonging to Testerman, and being more specifically known as Tennessee Title Insurance Company; thence in a southwesterly direction along the center line of the party wall 125 feet to a point in the northwestern line of property belonging to Gilpin-Duggan; thence continuing in a southwesterly direction along the common dividing line between the property herein described and the property of Gilpin-Duggan 22 feet to a point in the northeastern line of property belonging to Gilpin-Duggan 22 feet to a point in the northeastern line of property belonging to Gilpin-Duggan, said point being located distant in a northwesterly direction 100.4 feet from the northwestern line of Cumberland Avenue; thence along the said northeastern line of property belonging to Gilpin-Duggan in a northwesterly direction 23.8 feet; thence in a northeasterly direction 22 feet to a point in the center line of a party wall between the property herein described and property belonging to John L. Greer; thence continuing in a northeasterly direction along the center line of a party wall 125 feet to a point in the southwestern line of Gay Street; thence in a southeasterly direction along the southwestern line of Gay Street 23.8 feet to a point in the said southwestern line of Gay Street, the point of place of beginning, as shown by survey of G. T. Trotter, Jr., Surveyor, Knoxville, Tennessee, bearing date December 30, 1965, said premises improved with a two-story building bearing Street No. 715 South Gay Street.

Being the same property conveyed to John C. Jeffords, Sr., et al, by deed from Calumet Corporation, as of record in Book 1311, page 889, Register's Office for Knox County, Tennessee.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
31[illegible] UNION STREET
NASH[illegible], TENNESSEE 37219

Commission expires April 24, 1974 Notary Public [signature]

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
John C. Jeffords

To
John C. Jeffords, ET AL

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

unimproved ( )
This is improved ( ) property, known as _____ Knoxville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of December, 1970

JOHN C. JEFFORDS

John C. Jeffords

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named JOHN C. JEFFORDS the bargainors, 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 10th day of December, 19 70

Commission expires April 24, 1974 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
John C. Jeffords
TO
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