DEED TO A REVOCABLE
TRUST

FROM: Joan Guttman Shapiro and
Lynn Guttman Lent

BOOK 6542 PAGE 716

TO: Albee P. Guttman, Trustee

Add New Owner(s) As Follows	Send Tax Bills To:	Map-Par. Nos.
Albee P. Guttman, Trustee	same	93-14:575
Name	Name	
95 White Bridge Road No. 409		93-14:241
St. Add. or Rt. No.	St. Add	
Nashville, TN 37205		93-8: 116
City P.O. Zone St.	City St.	

Mail

This instrument prepared by:
Theodore H. Pailet, Attorney
1906 South Street
Nashville, TN 37212

IDENTIF. REFERENCE
APR 26 2 35 PM '85
DAVIDSON COUNTY, TN

I 9 9 9 2 4

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

The actual consideration or value, which ever is greater, for this transfer is $ NONE.

Albee P. Guttman
AFFIDAVIT

Subscribed and sworn to before me this the 12th day of February, 1985.

Ruby Gibson
Notary Public

RUBY GIBSON NOTARY PUBLIC DAVIDSON CO. TN

My commission expires: July 21, 1985

THIS INDENTURE made on the date hereinafter written by and between JOAN GUTTMAN SHAPIRO of St. Louis County, Missouri and LYNN GUTTMAN LENT of Marin County, California, herein referred to as GRANTORS, and ALBEE P. Guttman, of Davidson County, Tennessee, herein referred to as TRUSTEE. The GRANTORS assert that they each own fifty percent (50%) undivided interest in Tract No. 1 and in Tract No. 2 and one-sixth (1/6) undivided interest in Tact No. 3 of subject property as tenants-in-common

CHECK

2139

as evidenced by the Executor's Quit Claim Deed dated January 25, 1985, wherein Jerome B. Guttman and Albee P. Guttman were co-executors and Joan Guttman Shapiro and Lynn Guttman Lent were Grantees, of record in Book 6522, page 198, Register's Office for Davidson County, Tennessee.

Grantors recite and declare that:

1. This instrument is intended to and does hereby convey, in trust, those certain three (3) tracts of real property in Davidson County, Tennessee, as follows.

TRACT No. 1: Map 93-14, Parcel 575
710-716 8th Avenue, South
Nashville, Tennessee 37203

Land in Davidson County, Tennessee, being part of Lot 113 and part of Lots 109, 112 and 114 on the Plan of Ewing, Wetmore and Others' Addition to South Nashville as of record in Book 14, page 202 and 203, Register's Office for Davidson County, Tennessee, and part of Allison Street as closed by Council Ordinance No. 78-921, described as follows:

Beginning at a point in the easterly margin of 8th Avenue South, said point also being in the center line of Allison Street, as closed; thence with the center line of Allison Street, as closed, North 88° 17' East, 260 feet to a point in the westerly margin of Alley No. 160; thence with margin of said alley, South 1° 50' East, 41 feet to a point at the beginning of a curve to the right having a radius of 20.00 feet a distance of 30.72 feet to a point in the northerly margin of Division Street; thence with the margin of the same with the beginning of a curve having a radius of 870 feet a distance of 25.56 feet to a point; thence continuing with the northerly margin of Division street, South 87° 52' West, 190 feet to a point, the beginning of a curve having a radius of 25 feet, a distance of 39.38 feet to a point in the easterly margin of 8th Avenue South; thence with the margin of the same, North 1° 53' West, 38 feet to the point of beginning.

Being the same property conveyed to SADYE S. FELDMAN by deed from the Metropolitan Development and Housing Agency, of record in Book 5347, page 854, Register's Office for Davidson County, Tennesse.

TRACT No. 2: Map 93-14 14, Parcel 241
710-716 8th Avenue, South
Nashville, Tennessee 37203

Being Lots No. 59 and 62 inclusive, Lots Nos. 63 to 66 both inclusive, and a 10-foot alley lying along the east lines of Lots 59 to 62 both inclusive, and lying along the west line of Lot No. 63, which alley has been closed, on the Plan of Ewing and Wetmore's Addition to Nashville, of record in Book 14, pages 202 and 203, of the Register's Office for said County, all of which are described together as follows:

Beginning at the northeast corner of 8th Avenue South, as widened, and Ash, formerly Allison Street; thence with the northerly margin of Ash Street, easterly 262 feet to the westerly margin of an alley; thence with said alley northwardly 130 feet to the southerly margin of another alley; thence with the last mentioned alley westwardly 262 feet to the easterly margin of 8th

Avenue South, as widened; thence with said Avenue southwardly 130 feet to the beginning.

Being the same property conveyed to SADYE S. FELDMAN by deed from A. L. Feldman, of record in Book 5197, page 790, Register's Office for Davidson County, Tennessee.

Tract No. 3: Map 92-8, parcel 116
502 D. B. Todd Blvd
Nashville, Tennessee 37203

Being 14 1/2 feet off of the North side of Lot NO. 36 and 29 feet off of the South side of Lot No. 37, in John Hudson's addition to Nashville, Tennessee, a Plan of which is of record in Book 21, page 136, R. O. D. c. Tennessee.

Said Lot begins at a point in the Eastern margin of 18th Avenue North (formerly Bostic Street) 43 1/2 feet northwardly from the Northerly margin of Gay Street, and running thence Eastwardly with parallel lines to Pearl Street, 150 feet to an alley 43 1/2 feet to a point; thence Westwardly with the first line 150 feet to 18th Avenue North; thence Southwardly with the East margin of 18th Avenue North, 43 1/2 feet to the point of beginning, and

Being the same property conveyed by deed from Joe Temme and wife, Mary Temme, to L. Schwartz of record in Book 644, page 207 Register's Office for Davidson County, Tennessee.

2. It is the intention of the Grantors that this conveyance is made for the benefit of the Grantors, in accordance with those certain trust agreements dated September 25, 1984 and October 1, 1984 attached hereto as Exhibit A and B and are a part hereof.

3. This conveyance is made in consideration of convenience of management and no monetary consideration.

4. Said property is conveyed subject to such limitations restrictions and encumberances as may affect the premises.

Witness our hands as of the 27 day of March, 1985.

Joan Guttman Shapiro
Joan Guttman Shapiro

Lynn Guttman Lent
Lynn Guttman Lent

STATE OF MISSOURI)
City)
~~COUNTY~~ OF St. Louis)

Personally appeared before me, EDITH L. HEARD, a Notary Public in and for said County and State, the within named

Joan Guttman Shapiro, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St. Louis, Missouri, this 1st day of March, 1985.

Notary Public

My commission expires: January 24, 1987

STATE OF CALIFORNIA)
)
COUNTY OF MARIN)

Personally appeared before me, KATE REARDON, a Notary Public in and for said County and State, the within named Lynn Guttman Lent, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Marin County, California, this 27th day of March, 1985.

OFFICIAL SEAL
KATE REARDON
NOTARY PUBLIC-CALIFORNIA
Principal Office in MARIN County
My Commission Expires July 11, 1986

Notary Public

My commission expires: July 11, 1986

EXHIBIT "A"

G. S. FAMILY TRUST

THIS REVOCABLE TRUST AGREEMENT is entered into as of the date hereinafter written by and between Joan Guttman Shapiro of 7301 Stanford, University City, MO 63130, herein referred to as the "GRANTOR", and ALBEE P. GUTTMAN of Nashville, Tennessee, herein referred to as the "TRUSTEE."

THE GRANTOR hereby transfers to the Trustee, the property described on Schedule 1, to be held by the Trustee as herein provided.

1. ADDITIONS. The Grantor may transfer additional property to the Trustee to be held in accordance with this agreement. No formalities other than a letter from the Grantor and the physical delivery to the Trustee of the deed to real property or the personal property will be required for additions to the trust estate.

2. INVESTMENT AUTHORITY. The Trustee shall have full authority to sell, assign, transfer and convey any trust property upon such terms as the Trustee shall determine and to make such investments or reinvestments as the Trustee deems advisable, the standard being that the Trustee act in good faith and in accordance with the Prudent Man Rule.

3. INCOME. The Trustee shall pay the net income and/or principal of the trust estate to or for the benefit of the Grantor in such amounts and at such intervals as the Grantor may direct.

4. VOTING. The Trustee may refrain from voting or vote stock held, or execute discretionary proxies as her discretion may dictate.

5. REPORTS. The Trustee shall render periodic statements of receipts and disbursements and periodic appraisals at market values of trust property held. The Trustee shall also furnish the Grantor with data for the preparation of Federal and/or State income tax returns, and the Trustee shall prepare and file such income tax returns as the law shall require of it.

6. COMPENSATION. The Trustee shall retain from the income of the trust such prorated sums as may be necessary to administer the routine affairs of the trust and any additional fee which is agreed to in writing.

7. DECLARATION OF REVOCABILITY. This Trust may be modified at any time by written amendment to this agreement, and may be revoked by either party at any time by written notice or by the death of the Grantor. Upon termination of this trust the Trustee shall deliver to the Grantor, or to Grantor's personal representative, the then trust property and a final account for the period since the last statement.

8. SUCCESSOR TRUSTEE. In the event the TRUSTEE should cease for any reason to be Trustee, her successor Trustee shall be JEROME B. GUTTMAN of Nashville, Tennessee.

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9. ACCEPTANCE BY TRUSTEE. The Trustee acknowledges receipt of the property described in Schedule 1, and accepts the trust hereby created upon the terms set forth herein.

10. SITUS. This Trust shall be construed according to the law of the State of Tennessee.

IN WITNESS WHEREOF, this REVOCABLE TRUST AGREEMENT is signed in duplicate as of the 25th day of September, 1984 by the Grantor and the Trustee in the presence of the undersigned competent witnesses.

Witness

Joan D. Shapiro
Grantor

Witness

Trustee

G. S. FAMILY TRUST

TRANSFEROR: Joan Guttman Shapiro

S C H E D U L E I

1. ONE-HALF (1/2)undivided interest in the following common stocks:

Company	No. of Shares
American Electric Power	200
Beatrice Foods Co.	62
Benquet Cons. Co.	100
Bucyrus Erie Co.	160
Dunkin Donuts	225
Gulf and Western	125
Insilco	115
WalMart	33
Xerox	104

2. (a) ONE-SIXTH (1/6) undivided interest in the following real estate:

vacant lot located at
502 D. B. Todd Blvd
Nashville, TN 37203
Map 092-08 Parcel 116

(b) ONE-HALF (1/2) undivided interest in the following real estate:

Land and building located at
710-716 8th Ave., South
Nashville, TN 37206
Map 093-14-0 Parcel 575.00 and
Map 093-14-0 Parcel 241.00

91084THP

EXHIBIT "B"

G. S. FAMILY TRUST

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THIS REVOCABLE TRUST AGREEMENT is entered into as of the date hereinafter written by and between Lynn Guttman Lent of 528 Midvale Way, Mill Valley, CA 94941, herein referred to as the "GRANTOR", and ALBEE P. GUTTMAN of Nashville, Tennessee, herein referred to as the "TRUSTEE."

THE GRANTOR hereby transfers to the Trustee, the property described on Schedule 1, to be held by the Trustee as herein provided.

1. ADDITIONS. The Grantor may transfer additional property to the Trustee to be held in accordance with this agreement. No formalities other than a letter from the Grantor and the physical delivery to the Trustee of the deed to real property or the personal property will be required for additions to the trust estate.

2. INVESTMENT AUTHORITY. The Trustee shall have full authority to sell, assign, transfer and convey any trust property upon such terms as the Trustee shall determine and to make such investments or reinvestments as the Trustee deems advisable, the standard being that the Trustee act in good faith and in accordance with the Prudent Man Rule.

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8. SUCCESSOR TRUSTEE. In the event the TRUSTEE should cease for any reason to be Trustee, her successor Trustee shall be JEROME B. GUTTMAN of Nashville, Tennessee.

9. ACCEPTANCE BY TRUSTEE. The Trustee acknowledges receipt of the property described in Schedule 1, and accepts the trust hereby created upon the terms set forth herein.

10. SITUS. This Trust shall be construed according to the law of the State of Tennessee.

IN WITNESS WHEREOF, this REVOCABLE TRUST AGREEMENT is signed in duplicate as of the 1ST day of OCTOBER, 1984 by the Grantor and the Trustee in the presence of the undersigned competent witnesses.

Witness

Lynn Guttman Lent
Grantor

Witness

Adree P. Guttman
Trustee

G. S. FAMILY TRUST

TRANSFEROR: Lynn Guttman Lent

S C H E D U L E I

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