THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, ATTORNEYS
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

QUITCLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Commerce Union Bank Executor and Trustee U/W of Louie M. Phillips, deceased Commerce Union Bank Bldg. Nashville, Tennessee	Commerce Union Bank Executor and Trustee U/W of Louie M. Phillips, deceased Commerce Union Bank Bldg. Nashville, Tennessee	208 - 093 - 06.1 210 - 093 - 06.1 BOOK 6838 PAGE 618

WHEREAS, in 1969 the property described in Exhibit A attached hereto and made a part hereof was purchased jointly and equally by Louie Phillips, J. O. Bass and Louis Komisar, each contributing one-third of the purchase price; and

WHEREAS, for convenience in handling the property the parties elected to take the title in the name of "Louie Phillips, Trustee, with full power to sell, mortgage or otherwise encumber or transfer without the joinder or consent of any beneficiary"; and the two deeds conveying the property (both of which are dated May 28, 1969 and are of record in Book 4337, pp 840 and 845 respectively) convey the title to "Louie Phillips, Trustee"; and on the same date "Louie Phillips, individually and as Trustee" executed a Declaration of Trust reciting that he held the fee in trust equally "for himself, J. O. Bass and Louis Komisar, their respective heirs and assigns, each of said parties owning an undivided one-third interest in the properties"; and

WHEREAS, Louie Phillips died on February 28, 1986 leaving a will which has been duly probated in Davidson County, Tennessee, and the undersigned Commerce Union Bank is the duly appointed and acting Executor and Trustee under said will; and

WHEREAS, the parties desire that this Quitclaim Deed be executed for the purpose of vesting the record title to an undivided one-third interest in each of the beneficial owners to wit: J. O. Bass, Louis Komisar and Commerce Union Bank, Executor and Trustee under the

will of Louie Phillips, deceased, and thereby to reflect of record an equal tenancy-in-common among the said three parties in accordance with the existing ownership of the beneficial interests in said property, as shown by the aforesaid facts.

NOW THEREFORE IN CONSIDERATION of the premises and to accomplish the purpose stated Commerce Union Bank, Executor and Trustee under the Will of Louie Phillips, deceased being authorized so to do hereby quitclaims (1) to J. O. Bass his heirs and assigns a one-third undivided interest and (2) to Louis Komisar his heirs and assigns a one-third undivided interest, in and to the property described in Exhibit A attached hereto and made a part hereof, together with an equal one-third undivided interest in the appurtenances, estate, title and interests thereto belonging including all leases thereon and all rights, if any, in streets and alleys abutting the properties, the other one-third to remain vested in the undersigned Commerce Union Bank, Executor and Trustee under the Will of Louie Phillips, deceased.

The undersigned J. O. Bass and Louis Komisar have also executed this instrument for the purpose of evidencing their consent hereto and the intent of all parties to create of record an equal tenancy-in-common.

IN WITNESS WHEREOF, Commerce Union Bank in its capacity as Executor and Trustee under the Will of Louie Phillips, deceased has caused this instrument to be executed in its name by its duly authorized officer, and the said J. O. Bass and Louis Komisar have hereunto set their hands this 16TH day of April, 1986.

COMMERCE UNION BANK, Executor and Trustee Under the Will of Louie Phillips, Deceased

By: Charles J. Vecera, SENIOR VICE PRES. AND Trust Officer

J. O. BASS

LOUIS KOMISAR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

There is no consideration for this transfer of title.

Subscribed and sworn to before me this 15 day of April, 1986.

J. O. Bass
AFFIANT

Virginia L. Cox
Notary Public

My Commission Expires 1/19/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles J. Vacca, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior V.P. of Commerce Union Bank, the within named bargainor, a corporation, and that he as such Senior V.P. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Charles J. Vacca.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 16th day of April, 1986.

L. Tave Sparks
NOTARY PUBLIC

My Commission Expires 9-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, J. O. Bass, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of April, 1986.

Virginia L. Cox
NOTARY PUBLIC

My Commission Expires 1/19/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Louis Komisar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of April, 1986.

Virginia L. Cox
NOTARY PUBLIC

My Commission Expires 1/19/88

Exhibit A to Quitclaim Deed from Commerce Union Bank, Executor and Trustee U/W of Louie Phillips, deceased.

TRACT NO. 1: Being part of lot No. 53, on the Plan of the Original Town of Nashville, not of record, described as follows:
Beginning on the easterly margin of Fourth Avenue North, formerly Cherry Street, at the southwest corner of the property conveyed to Susan R. Warner, by deed from J. F. Neville, of record in book 967, page 774, Register's Office for said County, said point being 100 feet, more or less, south of the southerly margin of Bank Alley; thence with the easterly margin of said Avenue southwardly 27 feet 4 inches, more or less, to the northwest corner of the property conveyed to C. B. Warner, Trustee, by deed from Saidee Polk Grant, et al, of record in book 644, page 250, said Register's Office; thence with the northerly line of said C. B. Warner, Trustee, property eastwardly 171 feet 4-1/2 inches, more or less, to the westerly margin of Printers Alley; thence with said Alley northwardly 27 feet 4 inches, more or less, to the southeast corner of said Susan R. Warner property; thence with the southerly line of the same westwardly 171 feet 4-1/2 inches, more or less, to the beginning.

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TRACT NO. 2: Being part of lot No. 53 on the Plan of the Original Town of Nashville, not of record, described as follows:
Beginning on the easterly margin of 4th Avenue North, formerly Cherry Street, at the southwest corner of the property conveyed to James T. Washer, et al, by deed from First American National Bank of Nashville, Trustee, of record in book 2926, page 122, Register's Office for said County, said point being 127 feet 4 inches, more or less, south of the southerly margin of Bank Alley; thence with the southerly line of said Washer property eastwardly 163 feet 9 inches, more or less, to the westerly margin of Printers Alley; thence with said alley southwardly 25 feet, more or less, to the northeast corner of the property conveyed to Cumberland Securities Corporation, by deed from C. B. Warner, Trustee, of record in book 1110, page 271, said Register's Office; thence with the northerly line of said Securities Corporation property westwardly 163 feet 9 inches, more or less, to the easterly margin of 4th Avenue North; thence with said Avenue northwardly 25 feet, more or less, to the beginning.

Both parcels together being the same property conveyed to Louie Phillips, Trustee by two deeds, one from James T. Washer and David Schulman (both unmarried) of record in Book 4337, Page 845 and the other from James F. Barnes and wife Kathryn E. Barnes of record in Book 4337, Page 840, both deeds being dated May 28, 1969.

This is improved property known as 208-210 4th Avenue, North, Nashville, Tennessee.

RUSH

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IDENTIFICATION REFERENCE

APR 25 12 15 PM '86

FELIX Z. WILSON-REGISTER
DAVIDSON COUNTY, TN