THIS INSTRUMENT PREPARED BY:

J. Allen Reynolds III
Evans, Jones & Reynolds
6th Floor,
Metropolitan Federal Bldg.
230 Fourth Avenue North
P. O. Box 3047
Nashville, Tennessee 37219-0047

FROM:	TO:
Edsel P. Crotzer and wife, Sue B. Crotzer, as Tenants by the Entirety	J. Allen Reynolds III, Trustee

AND BOOK 7147 PAGE 525

FROM:	TO:
J. Allen Reynolds III, Trustee	Edsel P. Crotzer and wife, Sue B. Crotzer, as Tenants in Common

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Edsel P. & Sue B. Crotzer	Edsel P. & Sue B. Crotzer	
2803 Lealto Court	2803 Lealto Court	103-8 PAR 37 44
Nashville, TN 37214	Nashville, TN 37214	95 4-57 59

The actual consideration or value, whichever is greater, for his transfer is $ -0-.

Sue B Crotzer
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 20th day of February, 1987.

Trudy L. Hollowell
NOTARY PUBLIC

My Commission Expires: 11-1-87.

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy in common, and not a tenancy by the entirety, in Edsel P. Crotzer and wife, Sue B. Crotzer, in the hereinafter described real property, we, Edsel P. Crotzer and wife, Sue B. Crotzer, in order to create a tenancy in common in

themselves, by these presents do hereby quitclaim and convey unto J. Allen Reynolds III, Trustee, his successors and assigns, the following described tract or parcel of land situated in Davidson County, State of Tennessee:

TRACT #1:

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, July 10, 1948, as follows:

Beginning at a point in the center of the Lebanon Pike, at the northwest corner of a tract of land owned by J.C. Warick; thence with Warick's western boundary line, South 3 degrees 58' East 247.5 feet to N.B. Martin's northeast corner, thence with Martin's northern boundary line, South 82 degrees 18' West 50 feet to a point, thence North 4 degrees West 251.5 feet to a point in the center of said Lebanon Pike, thence with the center of said Pike North 86 degrees 34' East 50 feet to the beginning.

Being the same property conveyed to Edsel P. Crotzer and wife, Sue B. Crotzer, by deed dated March 2, 1977, from Third National Bank in Nashville of record in Book 5120, page 641, Register's Office for Davidson County, Tennessee. Subject to the lease of record in Book 4446, page 409, Register's Office of Davidson County, Tennessee, and all other easements and restrictions of record.

This is improved property known as 2619 Lebanon Road, Nashville, Tennessee.

TRACT #2:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County and part of the southern half of Block No. 30 on the Map of Sylvan Park, as of record in Book 332, page 104, said Register's Office, described as follows:

Beginning at a point on the easterly margin of 44th Avenue North, formerly Third Street, at a point 150 feet northerly from the northerly margin of Minnesota Avenue, formerly Murphy Road; thence, easterly 132 1/2 feet to a point on the north line of Fred E. Coe, part of said Lot No. 1, said point being 153 feet northerly from the northerly margin of Minnesota Avenue; thence, northerly almost parallel with 44th Avenue North, 50 feet to a point on the southerly line of the Southern Investment Company's property; thence, westerly parallel with the first line, 137 1/2 feet to the easterly margin of said 44th Avenue, North; thence, with the easterly

margin of said 44th Avenue North, southerly 50 feet to the beginning.

Being the same property conveyed to Edsel Crotzer and wife, Sue Crotzer by deed dated September 9, 1985, from Elizabeth K. Christie, unmarried, of record in Book 6659, page 955, Register's Office for Davidson County, Tennessee.

This is improved property known as 106 44th Avenue North, Nashville, Tennessee.

TRACT #3:

Land in the 3rd Civil District of said County and State, being the easterly part of Lot No. 7 of Joel S. Boyd's Subdivision of the 2.87 acre tract, not of record, described partly according to a survey made by John M. Sullivan, County Surveyor, April 4, 1949, as follows:

Beginning at a point in the center of Lebanon Road at the common corner of Lots Nos. 7 and 8 on said survey, said point being the northwest corner of the property conveyed to J. Frank Crowell and wife, by deed from Thomas Henry Horrell and wife, as of record in Book 3281, page 347, Register's Office for said County; thence with the line between said Lots Nos. 7 and 8 along said Crowell's westerly line South 5 degrees 15' East 258 feet to a point in N.B. Martin's northerly line; thence with said Martin's northerly line along a fence South 81 degrees 20' West 45.96 2/3 feet to a point lying North 81 degrees 20' East along said Martin's northerly line 3 feet 10 inches from the rear common corner of Lots Nos. 6 and 7 on said survey, said point also lying South 81 degrees 20' West along said Martin's northerly line 2 inches from the southeast corner of the property conveyed to W.H. Freeman, et al., by deed from Joe P. Hamilton and wife, as of record in Book 2275, page 227, said Register's Office; thence with said Freeman's present easterly line North 259 feet, more or less, to a point in the center of Lebanon Road, said point lying North 83 degrees 25' East along the center of said Road 3 feet 10 inches from the common corner of said Lots Nos. 6 and 7, said point also lying South 83 degrees 25' West along the center of said Road 2 inches from said Freeman's old northeast corner; thence with the center of said Road North 83 degrees 25' East 48.46 2/3 feet to the beginning.

Being the same property conveyed to Edsel Crotzer and wife, Sue Crotzer, by deed dated April 6, 1966, from Joe P. Hamilton, Sr. and wife, Florence S. Hamilton, of record in Book 4004, page 860, Register's Office for Davidson County, Tennessee.

This is improved property known as 2611 and 2613 Lebanon Road, Nashville, Tennessee.

SAID tracts of property are conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said J. Allen Reynolds III, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Edsel P. Crotzer and wife, Sue B. Crotzer, and their respective heirs and assigns, as tenants in common, and not as tenants by the entirety, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 20th day of February, 1987.

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Edsel P Crotzer
EDSEL P. CROTZER

Sue B Crotzer
SUE B. CROTZER

J. Allen Reynolds III, Trustee
J. ALLEN REYNOLDS III,
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edsel P. Crotzer, the 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 and official seal at Nashville, Tennessee, this 20th day of February, 1987.

Trudy L. Holloway
NOTARY PUBLIC

My Commission Expires: 11-1-87.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of February, 1987.

Trudy L. Holloway
NOTARY PUBLIC

My Commission Expires: 11-1-87.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Allen Reynolds III, Trustee, the 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 and official seal at Nashville, Tennessee, this 20th day of February, 1987.

Trudy L. Holloway
NOTARY PUBLIC

My Commission Expires: 11-1-87.

9.7.399

IDENTIFICATION REFERENCE

FEB 25 4 07 PM '87

FILED & RECORDED IN OFFICE
DAVIDSON COUNTY, TN