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

Mail

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

AND

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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 Crotzer, et al.	Edsel Crotzer, et al.	
2803 Lealto Court	2803 Lealto Court	103-8 PAR 37
Nashville, TN 37214	Nashville, TN 37214	95-4 57459 RA

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.

Judy L. Holloway
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, with respect to their undivided interest 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, all of our right, title and interest in the following described tract or parcel of land situated in Davidson County, State of Tennessee:

TRACT #1:

Land in Davidson County, Tennessee, being Lots Nos. 26 and 27 on the Plan of Nob Hill, as of record in Book 2663, page 31, Register's Office for said County.

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Said Lot No 26 is described as follows: BEGINNING at a point in the northeasterly margin of Toddway Court, said point being the common front corner of Lots Nos. 25 and 26; thence northeasterly with the line between said Lots Nos. 25 and 26, 251.3 feet to a point, the common rear corner of Lots Nos. 25 and 26; thence continuing North 50 degrees 03' East, along the line between Lot No. 26 and property of the City of Nashville, 53.9 feet to a point; thence continuing with the line between Lot No. 26 and the property of the City of Nashville, North 4 degrees 15' East, 87 feet to a point; thence continuing with the line between Lot No. 26 and the property of the City of Nashville, South 84 degrees 33' East, 175 feet to a point in the westerly line of the Cliffdale Subdivision, as of record in Book 974, page 49, Register's Office for said County; thence North 4 degrees 15' East, with said line of said Cliffdale Subdivision, 201.7 feet to a point; thence South 83 degrees 27' West, 207.8 feet to a point, the common rear corner of Lots Nos. 26 and 27; thence southwesterly with the line between Lots Nos. 26 and 27, 440.1 feet to a point in the northeasterly margin of Toddway Court, the common front corner of Lots Nos. 26 and 27; thence southeasterly with said margin of Toddway Court, and with the curves thereof, 121.14 feet to the point of beginning.

Said Lot No. 27 fronts 60 feet on the northerly side of Toddway Court and runs back between lines, 440.1 feet on the easterly side and 288.2 feet on the westerly side, which is a broken line, to a line in the rear measuring 425 feet thereon.

Being the same property conveyed to Edsel Crotzer and wife, Sue B. Crotzer, and Mark Finch and wife, Teresa Finch, by deed dated May 14, 1984, from Nan I. Roberts, unmarried, of record in Book 6292, page 126, Register's Office for Davidson County, Tennessee.

TRACT #2:

Land in the 3rd Civil District of Davidson County, Tennessee, described as follows: to wit:

Beginning at a point which is the northeasterly corner of Lot 48 on the Plan of Nob Hill, of record in Book 2663, page 31, Register's Office for Davidson County, Tennessee, the said point being located in the southerly line of Lot No. 99 on the Plan of Lincoya Hills, Knob Section, as of record in Book 2331, page 6, said Register's Office; thence with southerly line of said Lot No. 99, South 57 degrees 18' East, 285 feet, more or less, to a point, which is the southeasterly corner of said Lot No. 99; thence along the westerly line of the property conveyed to Trustees of Donelson Church of Christ, South 13 degrees 20' West, 410 feet, more or less, to a point which is a corner of said church property; thence continuing with said church property line, North 56 degrees 45' West, 530.1 feet, more or less, to a point in the northerly line of Lot No. 21 on the Plan of Cliffdale, as of record in Book 974, page 49, said Register's Office; thence with said line of said Lot 21, southwesterly a distance of 231 feet, more or less, to a corner in said lot line; thence continuing with the line of said Lot 50 feet, more or less, to another corner in said lot line, which point is the northeasterly corner of Lot No. 26 on the Plan of Knob Hill, of record in Book 2663, page 31, said Register's Office; thence along the northerly lines of Lots Nos. 26 and 27, South 83 degrees 27' West, 632.8 feet to a point, said point being the northwest rear corner of Lot 27; thence South 7 degrees 19' East, 182.7 feet to a point; thence South 29 degrees 47' East 105.5 feet to a point on the margin of Toddway Court; thence running in a southwesterly direction around a curve to the left with a radius of 50 feet 20.0 feet to a point, which is the southeast front corner of Lot 28; thence running North 29 degrees 47' West a distance of 112.5 feet to a point; thence North 7 degrees 19' West a distance of 187.2 feet to a point, said point being the northeast rear corner of Lot 28; thence running along the rear line of Lot 28 South 83 degrees 27' West a distance of 110.00 feet to a point, said point being a common rear corner with Lots 28, 38 and 39 on said plan; thence along the rear lot lines of 39, 40, 41 and 42 running North 6 degrees 33' West a distance of 437.0 feet to a point, being a common rear corner of Lot Nos. 42, 43 and 45; thence running North 52 degrees 44' East a distance of 109.6 feet to the westerly margin of a 20 foot right of way; thence crossing a 20-foot roadway and continuing along the southerly lines of Lots Nos. 46 and 47, North 85 degrees 49' East, 302.3 feet, more or less, to a corner in the line of Lot 47; thence continuing along the easterly line of Lots 47 and 48, North 3 degrees 20' East 458.8 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom is that portion

of the property conveyed to A.B. Clayborne and wife, Sarah S. Clayborne, of record in Book 3538, page 410, Register's Office for Davidson County, Tennessee, and conveyed to The United States of America, by deed of record in Book 2858, page 446, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description. Subject also to an easement to the United States of America of record in Book 2085, page 577, Register's Office for Davidson County, Tennessee.

Additionally included in this conveyance is a right of access easement running from the above described property to Lealto Court, said easement retained in Deed conveying certain property to A.B. Clayborne and wife Sarah Clayborne of record in Book 3538, page 410, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edsel Crotzer and wife, Sue B. Crotzer, and Mark Finch and wife, Teresa Finch, by Instrument of Correction dated January 20, 1987, from Nan I. Roberts, unmarried, of record in Book 7117, page 188, Register's Office for Davidson County, Tennessee.

TRACT #3:

Land in the 3rd (formerly the 2nd) Civil District of Davidson County, Tennessee, described as follows, to wit:

Beginning at a monument (stone) which is the southeasterly corner of a tract of land conveyed to the City of Nashville, by Nan Isbell Roberts, a widow, of record in Book 2699, page 507, Register's Office for Davidson County, Tennessee; thence leaving said monument, North 84 degrees 33' West 96.50 feet to a point, said point being a point in the southeasterly rear line of Lot No. 25 on the Plan of Nob Hill, of record in Book 2663, page 31, said Register's Office; thence running with said line, South 19 degrees 17' East 152.70 feet to a point, said point being a corner in the easterly rear line of Lot No. 24 on the Plan of Nob Hill; thence South 4 degrees 15' West along the common rear lines to Lot(s) No. 24, 23, 22 and 21, a distance of 519.90 feet to a monument (stone), said monument (stone) being the southeasterly corner of the Nob Hill Subdivision and the northeasterly corner of a tract conveyed to the Trustees and Elders of the Church of Christ by deed from Alexander Perry and wife, Ann Augusta Perry, of record in Book 330, page 251, and of re-record in Book 350, page 496; thence continuing with said line, South 4 degrees 15' West a distance of 503.00 feet, more or less, to a point in the northerly margin of Old Lebanon

Road (formerly the Nashville and Lebanon Turnpike); thence with said margin of Old Lebanon Road, North 86 degrees East 35 feet to a point in said margin; thence leaving said margin of Old Lebanon Road along the northwesterly lines of Lots 1 and 8, on the Map of the Subdivision of the Jere Bowen Land, as shown by the Plan of record in Plan Book 2, page 134, in the Chancery Court of Nashville, and with said line also being along the northwesterly lines of Lot(s) No. 1, 12, 13, 14, 15, 16, 17, 18 and part of 19 on the Map of the Re-Subdivision of Cliffdale of record in Book 974, page 49, said Register's Office, North 4 degrees 15' East a distance of 1,198.00 feet, more or less, to a monument (stone), being said point of beginning.

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Being the same property conveyed to Edsel Crotzer and wife, Sue B. Crotzer, and Mark Finch and wife, Teresa Finch, by Instrument of Correction dated January 20, 1987, from Nan I. Roberts, unmarried, of record in Book 7117, page 188, Register's Office for Davidson County, Tennessee.

SAID interest in property is 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, Mary Sue B. Crotzer, and their respective heirs and assigns, as tenants in common, and not as tenants by the entirety, the same interest in property hereinabove described and set forth, to which reference is here made, and said interest in 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.

Edsel P. Crotzer
EDSEL P. CROTZER

Mary Sue B. Crotzer
MARY SUE B. CROTZER

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

97400

IDENTIFICATION REFERENCE

FEB 25 4 07 PM '87

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN

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.

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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 Mary 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.

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.