THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WS)
2700 First American Center
Nashville, Tennessee 37238

QUIT CLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s):
Sovran Bank/Central South, Trustee One Commerce Place Nashville, TN 37239	Mr. Kirk Scobey Trust Officer Sovran Bank/ Central South One Commerce Pl. Nashville, TN	Map 93-6-4 Parcels 60 & 61 FB#s 13W-925 13W-935

WHEREAS, by warranty deed of record in Book 6003, page 996, Frank A. Wilk, Jr., as grantor, conveyed the property herein described to Wilson Sims, Trustee, and Wilson Sims acknowledges that this property was held in his name as Trustee for the benefit of Lester L. Turner, who died a resident of Davidson County, Tennessee, May 27, 1989 so that beneficial title to the property passed under his Will and, pursuant to the terms of the Will and pursuant to Letters Testamentary issued by the Probate Court of Davidson County, Tennessee on the 2nd day of June, 1989, the co-executors of the Estate of Lester L. Turner join herein as grantors to ratify and confirm this conveyance (the "Grantor" herein), and

IN ORDER to carry out the terms of the Will of Lester L. Turner, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has bargained, sold, and by these presents does quit claim, transfer and convey unto Sovran Bank/Central South, as Trustee ("Grantee"), its successors and assigns, those certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I

BEING part of Lot No. 4 in the Upper Ferry Plan of record in Book "R", pages 420 and 421, Register's Office for Davidson County, Tennessee, described according to a survey by Barry Greer and Associates, Surveyors, dated December 27, 1979, as follows:

BEGINNING at a point 166 feet South of Broad Street, being the southerly margin of Cross Alley and First Avenue South and then running in a southwardly direction with said street 74.40 feet to a point; thence South 62° 16' 31" West, 100.88 feet to a point

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This property is conveyed without consideration to carry out the terms of a Will.

Wilson Sims, Trustee

Sworn to and subscribed before me a Notary Public, this 27th day of August, 1990.

Notary Public

My Commission Expires:

January 23, 1994

in the easterly margin of Basin Alley or railroad right-of-way; thence North 27° 28' West, 74.40 feet to a point in the southerly margin of Cross Alley; thence North 62° 16' 31" East, 100.94 feet to the point of beginning.

BEING a portion of the same property conveyed to Wilson Sims, Trustee, by Deed dated February 7, 1983 from Frank A. Wilk, Jr. and Alva H. Wilk, his wife, as recorded in Book 6003, Page 996, Register's Office for Davidson County, Tennessee.

TRACT II

BEING part of Lot No. 4 on the Upper Ferry Plan, of record in Book "R", pages 420 and 421, described according to a survey by Barry Greer and Associates, Surveyors, dated December 27, 1979, as follows:

BEGINNING at the northwest intersection of First Avenue South and Sparkman Street, formerly Wharf Street; thence with the northerly margin of said street South 62° 05' 57" West, 100.79 feet to a point in Basin Alley or railroad right-of-way; thence North 27° 28' West, 116.07 feet to a point; thence North 62° 16' 31" East, 100.88 feet to a point in the westerly margin of First Avenue South; thence with the westerly margin of First Avenue South southerly 115.77 feet to the point of beginning.

BEING a portion of the same property conveyed to Wilson Sims, Trustee, by Deed dated February 7, 1983 from Frank A. Wilk, Jr. and Alva H. Wilk, his wife, as recorded in Book 6003, Page 996, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 First Avenue, South, Nashville, Tennessee, and unimproved property known as 107 First Avenue, South, Nashville, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, to hold in trust in accordance with Section 7 of the said Will of Lester L. Turner.

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

WITNESS my hand this 27th day of August, 1990.

WILSON SIMS, TRUSTEE

WILSON SIMS, Co-executor of the Estate of Lester L. Turner

LESTER L. TURNER, JR., Co-executor of the Estate of Lester L. Turner

CURREY TURNER THORNTON, Co-executor of the Estate of Lester L. Turner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Wilson Sims, Trustee, Wilson Sims, Currey Turner Thornton, and Lester L. Turner, Jr., as Co-executors of the Estate of Lester L. Turner, pursuant to Letters Testamentary issued by the Probate Court of Davidson County, Tennessee, on the 2nd day of June, 1989, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 1990.

Cynthia A. Callard
Notary Public

My Commission Expires:

January 23, 1994

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