This Instrument Prepared By:
Hugh C. Howser, Attorney
TRABUE, STURDIVANT & DeWITT
2500 Nashville City Center
511 Union Street
Nashville, TN 37219-1738

BOOK 9427 PAGE 268

TRUSTEE'S QUITCLAIM DEED

From: James Leffers, Trustee

To: Ann Conn Johnson, Jo Conn Folger, Jeannette Conn Phifer and William Clark Conn

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Clark Conn, et ux	Jeanette Phifer	130-2
3288 Conn Road	121 LaSalle Court	Parcel 20
Adairville, KY 42202	Nashville, TN 37205	7D29068

WHEREAS, Mary Lee Robertson Conn died on March 1, 1964 and by her Last Will and Testament, which was duly probated in the Probate or County Court of Davidson County, Tennessee, and is of record in Book 80, page 444, Docket No. 46127, Office of said Probate or County Court Clerk, she devised all of her property, real and personal, to Hardin H. Conn, Jr., Trustee, for the use and benefit of her living children, who on the date of her death were Hardin H. Conn, Jr., Ann Conn Johnson, Jo Conn Folger and Jeannette Conn Phifer; and

WHEREAS, said will provided that said trust "shall exist and be effective for a period of twenty (20) years following my death, unless terminated by mutual consent of all of my living children. Upon the expiration of twenty (20) years, or upon termination by mutual consent, whichever occurs first, this trust shall terminate and the remaining corpus of this trust, together with all accumulated or undistributed income, if any, shall be divided equally between my children. If any of my said children shall be deceased at the termination of this trust, then the children of such deceased child of mine shall take the deceased child's share in equal parts"; and

WHEREAS, Phyllis Lee Gayden, a daughter of Jeannette Conn Phifer, by deed dated September 1, 1971 and of record in Book 4534, page 393, Register's Office, Davidson County, Tennessee sold and conveyed to Hardin H. Conn, Jr., Trustee, certain property described as being situated in Davidson County, Tennessee and being Lot No. 23 and the southerly part of Lot No. 22 in Block 5 on the Plan of the Courts of Belle Meade as of record in 547, page 141, said Register's Office (the street address of said property being 121 LaSalle Court, Nashville, Tennessee 37205); and

WHEREAS, the beneficiaries of said trust entered into an agreement with Jeannette Conn Phifer that she could occupy said property for and during her lifetime provided she paid mortgage payments and taxes secured by the property, and property insurance, and on the death of Jeannette Conn Phifer or her abandonment of the property during her lifetime, the property would be sold and divided among the beneficiaries; and

WHEREAS, following the death of Hardin H. Conn, Jr. the remaining beneficiaries, in accordance with Item IV of said will selected and designated James Leffers as Successor Trustee under said will, and

WHEREAS, the period of the trust has expired, and therefore under the terms and provisions of said will the trust is terminated and the Successor Trustee and the beneficiaries desire to make a formal termination of the trust by execution of this Trustee's Deed to the said beneficiaries, subject to the life estate of Jeannette Conn Phifer, as aforesaid.

NOW, THEREFORE, in consideration of the premises and in accordance with the will of Mary Lee Robertson Conn, and the agreement among the beneficiaries, as aforesaid, I, James Leffers, Successor Trustee, have bargained and sold and by these presents do transfer and convey a one-fourth undivided interest in the following described real estate to each of the beneficiares, to wit: Ann Conn Johnson, Jo Conn Folger, Jeannette Conn Phifer and Clark Conn (son and sole heir of Hardin H. Conn, Jr., deceased), subject to a life estate in Jeannette Conn Phifer, pursuant to the aforesaid agreement among the beneficiaries. Said property is located in Davidson County, State of Tennessee, and is more particularly described as follows:

> Being Lot No. 23 and the southerly part of Lot No. 22, in Block 5, on the Plan of the Courts of Bellemeade, as of record in Book 547, page 141.
>
> Said Lot No. 23 and the southerly part of Lot No. 22 fronts 63 feet 9 inches on the easterly side of LaSalle Court and extends back 149 feet on the northerly line and 157 feet 4 inches on the southerly line, to a dead line in the rear, measuring 67 feet 10-1/2 inches thereon.
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> Being the same property conveyed to Mac D. Gayden, et ux, Phyllis Lee Gayden, by deed from John F. Sawyer, et ux, Phyllis M. Sawyer, of record in Book 4991, page 323, R.O.D.C., Tennessee. Said property is now vested in Phyllis Lee Gayden solely by divorce decree of record in Minute Book 71C, page 66, Fourth Circuit Court for Davidson County, Tennessee and being the same property conveyed by Phyllis Lee Gayden to Hardin H. Conn, Jr., Trustee, by deed of record in Book 4534, page 393, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said the tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, theirs and assigns forever.

This is a Quitclaim Deed with no monetary consideration being paid to me, and I convey all interest that I have in said property as Successor Trustee and will defend title to said property against all claims through me as successor trustee, but not otherwise.

IN WITNESS WHEREOF, I have hereunto set my signature this 20th day of July, 1994.

James Leffers, Successor Trustee

STATE OF S.C.)
)
COUNTY OF Beaufort)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James Leffers, Substitute 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 Beaufort County, _____, this 20th day of July, 1994.

Ellen D. Padgett
Notary Public

My Commission Expires: July 18, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Aug 1994
Deputy Register

4176 08/03 0101 03CHECK 12.00

77817

IDENTIFICATION REFERENCE

94 AUG -3 AM 11:45

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

PICK-UP

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