QUITCLAIM DEED OF PROPERTY TO REVOCABLE TRUST

FROM

ALICE B. ZITZMANN

TO

BRUCE KESSLER, Trustee

FROM

BOOK 9741 PG 409

BRUCE KESSLER, Trustee

TO

FREDERICK PAUL ZITZMANN, JR.

THIS INSTRUMENT WAS PREPARED BY BILL HODDE, ATTORNEY, 305 RIVERGATE PARK OFFICE BLDG., 1994 GALLATIN RD. N., MADISON, TN 37115

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) but for the express purpose of making a **re-conveyance** to FREDERICK PAUL ZITZMANN, JR., as Trustee, **subject to my revocation of said trust at any time prior to death**, for the uses and purposes below set out, I, ALICE B. ZITZMANN, Grantor, by these presents do hereby quitclaim and convey unto BRUCE KESSLER, Trustee, the following described tract or parcel of land, to-wit:

BEING Lot 30, Villages of Brentwood, Phase I, of record in Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Howell & Sons Construction Company by deed from George T. Hicks and wife, Sallie R. Hicks, of record in Book 7441, Page 708, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Alice B. Zitzmann, by Warranty Deed from Howell & Sons Construction Co., of record in Book 7526, Page 164, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6143, Page 11, Amendments of record in Book 6398, Page 495, Book 6852, Page 497, and in Book 7207, Page 251, said Register's Office.

This conveyance is made in trust, subject to any and all existing easements of record and is **subject to my revocation of said trust without cause at any time during my life time**.

This is improved property known as **5468 Village Way, Nashville, TN 37211**.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record and/or which otherwise may affect the premises.

The uses and trusts for which this conveyance is made are as follows:

FREDERICK PAUL ZITZMANN, JR., shall have full authority to sell, assign, convey and to do whatever acts necessary on my behalf both during my lifetime and after my death, to dispose of this real estate. The proceeds of the real estate, if and when sold, may be distributed immediately or held for three (3) years, within which

period of time my son, ANDREW HENRY ZITZMANN, shall have the right to share in an equal portion of my estate. My intention on making this transfer of this deed is to make sure the title to the real estate is not tied up in the event of my demise because my family is unable to reach my son, ANDREW HENRY ZITZMANN. Therefore, FREDERICK PAUL ZITZMANN, JR., is to have all those powers set forth in T.C.A. § 35-50-110 including all relevant subparagraphs, including but not limited to the power to sell, assign and convey the real estate and to make whatever investments he deems reasonable, necessary and appropriate on the trust funds. He is further authorized upon sell of the house at any time after my death to disburse all the proceeds in equal shares, share and share alike, per stirpes, to my children. Assuming he may not be able to find ANDREW HENRY ZITZMANN, ANDREW'S share shall be held in trust for a period not to exceed three (3) years after which ANDREW HENRY ZITZMANN'S share shall be transferred to his brother and sisters, in equal shares, share and share alike, per stirpes, without further need for an accounting on behalf of Andrew and without further liability to him.

And now, I, the said BRUCE KESSLER, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set, do hereby quitclaim and convey unto FREDERICK PAUL ZITZMANN, JR., Trustee, their heirs and assigns, 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 21st day of July, 1995.

Alice B. Zitzmann

ALICE B. ZITZMANN, Grantor

Bruce Kessler

BRUCE KESSLER, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, Bill Hodde, a Notary Public in and for said County and State, the within named ALICE B. ZITZMANN, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 21st day of July, 1995.

Bill Hodde

Notary Public

My commission expires: 3-23-96

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Doris A. Brumit, a Notary Public in and for said County and State, the within named BRUCE KESSLER, Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 21ST day of July, 1995.

Doris A. Brumit
Notary Public
My Commission Expires: 5/23/98.

Address New Owner(s) as follows: Send Tax Bills to:

FREDERICK PAUL ZITZMANN, JR. (same)
(Name) (Name)
5500 Village Way
Nashville, TN 37211

161-10-0-A
011.00 Co

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS LOVE AND AFFECTION AND NO MONETARY CONSIDERATION.

Alice B. Zitzmann
Alice Zitzmann, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 1995.

Notary Public
My Commission Expires: 3/23/96.

0082753
IDENTIFICATION REFERENCE

95 JUL 27 AM 8:03
REGISTER
COUNTY, TN.

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