THIS INSTRUMENT PREPARED BY:
John J. Archer, Atty., 300 Court Square Bldg., Nashville, TN 37201

Pursuant to the provisions of T.C.A. § 67-4-409(a)(3)(F), this transfer is exempt from recordation tax.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Jeanie R. Hilten
Grantee or Grantee's Agent

Sworn to and subscribed before me this 26th day of July, 1995.

My commission expires: 11-22-97

Notary Public

JOHN J. ARCHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL ID
John F. Richardson, Sr. 97 Fairway Dr. Nashville, TN 37214-2148	Same	84-15 154

QUITCLAIM DEED AND DECLARATION OF TRUST

The Grantor, JOHN F. RICHARDSON, SR., hereby quitclaims and conveys unto the Grantees, JOHN F. RICHARDSON, JR. AND JEANIE R. HILTEN, TRUSTEES, for and during the life of the Grantor, that certain real property at 97 Fairway Drive, Nashville, Tennessee, same being a tract or parcel of land situated in Davidson County, Tennessee, more fully described in the attached Exhibit A.

The estate hereby conveyed to the Trustees is a life estate measured by the life of the Grantor; and said land is to be held in trust by the Trustees for the sole use and benefit of the Grantor. In furtherance of the purpose of this trust and in the performance of their duties hereunder, the Trustees are authorized to exercise any and all of the powers described in § 35-50-110 of the Tennessee Code Annotated, to the extent applicable to the fiduciaries of a trust estate. Any net income derived from the trust estate shall be paid to or for the benefit of the Grantor, at least annually.

The Grantor reserves the right to revoke and terminate this trust at any time, by giving witten notice of revocation to the Trustees. Upon receipt of any such notice of revocation, the Trustees shall forthwith transfer and convey their entire interest in the trust assets to the Grantor or to such other person as the Grantor may have designated in the notice of revocation. Unless sooner terminated, this trust shall terminate at the death of the Grantor; and upon such event the Trustees, in their capacities as Trustees, shall have no further title to or interest in the within described real property, and the Trustees shall transfer and deliver over to the personal representative of the Grantor's estate all other trust assets held by them at the time of the Grantor's death.

The receipt and recording of this instrument by the Trustees shall constitute acceptance of this trust by the Trustees. The Trustees herein named shall be allowed to serve without furnishing bond or other surety. Should either of the named Trustees cease or fail to serve as Trustee of this trust, whether by reason of death or incapacity or resignation or otherwise, the remaining Trustee, acting alone, is fully authorized to exercise any and all of the powers, and to perform any and all of the acts, herein authorized to be exercised and performed by the Trustees jointly.

Witness my hand, at Nashville, Tennessee, this 26th day of July, 1995.

John F. Richardson, Sr.
JOHN F. RICHARDSON, SR.

9506/JJA
072695

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of July, 1995, before me personally appeared JOHN F. RICHARDSON, SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. I certify that I am a Notary Public authorized to act and now acting within and for the State and County above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires: 11-22-97

Notary Public

JOHN J. ARCHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

All that tract or parcel of land in the Third Civil District of Davidson County, Tennessee, being Tract #1 on the Subdivision of the property of St. Phillips Episcopal Church, plan of which is recorded in Book 4955, Page 79, Register's Office, Davidson County, Tennessee, as follows:

Beginning at an iron pin on the east R.O.W. line of Fairway Drive a distance of 95.33' measured along the east R.O.W. of Fairway Drive from the northwest corner of Lot No. 16 of the Plan of R. D. Stanford's Subdivision of the Lannom Property as of record in Plat Book 547, Page 186, in the Register's Office of Davidson County. Said iron pin being the northwest corner of the property described in deed of record in Book 2537, Page 015 and being the southwest corner of this tract. From said point of beginning running along the east R.O.W. of Fairway Drive N 03° 25' 12" E, 106.027' to a point; thence S 87° 24' 48" E, 215.710' to a point; thence S 03° 25' 12" W, 109.714' to a point; thence N 86° 26' 03" W, 215.688' to the point of beginning.

Being the same property conveyed to John F. Richardson and wife, Margaret B. Richardson, by deed from Saint Philip's Episcopal Church, of record in Book 5151, page 846, said Register's Office, the said Margaret B. Richardson having since died. (The said John F. Richardson is the same person as John F. Richardson, Sr.)

This is improved property at 97 Fairway Drive, Nashville, TN 37214

00083139
RECEIPT # REFERENCE
95 JUL 27 PM 1:49
REGISTER
DAVIDSON COUNTY, TN.
5589 07/27 0101 03CHECK 8.00