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QUITCLAIM DEED

This document prepared by Jon L. Setzer, Attorney-At-Law, Suite 505, Cavalier Bldg., 95 White Bridge Road, Nashville, Tennessee 37205

FROM: John W. Scott, Attorney-in-Fact under Power of Attorney for Bailey H. Scott, dated September 7, 1994 (copy attached)

TO: Angelina St. Charles Scott, AKA Angie S. Scott

MAP/PARCEL NUMBERS: 67-30

Name and Address of
Property Owner: Angie S. Scott, 5027 Ashland City Hwy., Nashville, TN

Send Tax Bills To: (SAME)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The Actual Consideration for this transfer is: No Monetary Consideration

John W. Scott ATTORNEY-IN-FACT FOR BAILEY H. SCOTT
Affiant

Subscribed and sworn to before me, this date: APR 18 1996

Jon L. Setzer
Notary Public

My Commission Expires: Nov. 28, 1998

I, John W. Scott, Attorney-in-Fact for Bailey H. Scott, under Power of Attorney executed by Bailey H. Scott on September 7, 1994, Bailey H. Scott now being disabled and incapacitaed (copy of said Power of Attorney attached hereto) hereby QUITCLAIM to Angelina St. Charles Scott (AKA Angie S. Scott), wife of Bailey H. Scott, all of Bailey H. Scott's interest in the following property:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey thereof made January 19, 1957, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at a spike in the center of the intersection of Old Hickory Boulevard and U. S. Highway No. 43; thence with the center of U. S. Highway No. 43, North 86 degrees 21 minutes East 775 feet to a spike; thence South 13 degrees 08 minutes West 585 feet to an iron on the margin of the Tennessee Central Railroad right-

(Description continued on back)

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(Description continued)
of-way; thence with the margin of said Railroad right-of-way North 55 degrees 24 minutes West 395.5 feet; thence North 63 degrees 08 minutes West 150 feet; thence North 66 degrees 08 minutes West 114 feet; thence North 63 degrees 08 minutes West 105 feet to the center of Old Hickory Boulevard; thence with the center of Old Hickory Boulevard North 14 degrees 45 minutes East 170 feet to the point of beginning.

Being the same property conveyed to Bailey H. Scott and wife, Anglina St. Charles Scott, from William Alva Scott, Sr. and wife, Annie Louise Scott, by deed of record in Book 2637, Page 49, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO A CERTAIN DEED OF TRUST OF RECORD IN BOOK 8434, PAGE 919, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This unimproved/improved property is known as: 5027 Ashland City Highway, Nashville, TN

Witness my hand(s) on APR 18 1996

Bailey H. Scott By John W. Scott
GRANTOR: BAILEY H. SCOTT BY JOHN W. SCOTT, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, JON L. SETZER, a Notary Public in and for said County and State, the within named John W. Scott, Attorney-in-Fact for Bailey H. Scott, 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, on
APR 18 1996

Jon L. Setzer
Notary Public

My Commission Expires: Nov 28, 1998

PICK-UP
IDENTIFICATION REFERENCE
0172867

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **BAILEY SCOTT**, a citizen of the United States, have made, constituted and appointed and by these presents do make, constitute and appoint **JOHN W. SCOTT**, as my true and lawful attorney for me, jointly and in my name, place and stead, with the power to act for and on my behalf as follows:

To ask, demand, sue for, collect and receive all sums of money, dividends, interest, payments on account of debts and legacies and all property now due or which may hereafter become due and owing to me, and give good and valid receipts and discharges for such payments; to sell, assign and transfer stocks and bonds and securities standing in my name or belonging to me and with proxy to vote same in my name; to buy and sell securities of all kinds in my name or belonging to me; to buy and sell securities of all kinds in my name and for my account and at such prices as shall seem good to **JOHN W. SCOTT**; to sign, execute, acknowledge and deliver in my name all transfers and assignments of securities; to borrow money and to pledge real property, personal property or securities for such loans if, in the judgment of my attorney, such action should be necessary; to accompany me to any hospital should at any time hospitalization be necessary, and to sign for me and in my stead any hospital papers, including admission papers and any other consent waivers or other documents deemed appropriate and necessary on my behalf; to consent in my name to reorganizations and mergers, and to the exchange of securities for new securities; to manage real property, to sell, convey and mortgage realty, and to foreclose mortgages and to take title to property in my name if **JOHN W. SCOTT** thinks proper; to execute, acknowledge and deliver deeds of real property, mortgages, Deeds of Trust, Deed of Trust Notes or Promissory Notes, Releases, satisfactions and other instruments relating to realty which **JOHN W. SCOTT** considers necessary;

And, to place and effect insurance; to do business with banks, and particularly to endorse checks and drafts made payable to my order and collect the proceeds; to sign in my name checks on all accounts standing in name, and to withdraw funds from said accounts, to open accounts in my name or in the name of **JOHN W. SCOTT** as my attorney-in-fact; to make such payments and expenditures as may be necessary in connection with any of the foregoing matters

or with the administration of my affairs; to retain counsel and attorneys on my behalf, to appear for me in all actions and proceedings to which I may be a party in the Courts of Tennessee or any other State in the United States or in the United States Courts, to commence actions and proceedings in my name if necessary, to sign and verify in my name all complaints, petitions, answers and other pleadings of every description; to represent me in all income tax matters before all officers of the Income Tax Bureau, to make and verify income tax returns, claims for refunds, requests for extension of time and consents in my name, to execute petitions to the Board of Tax Appeals and to cause me to be represented in such proceedings;

And, hereby giving and granting to my said attorney full power and authority to do and perform all and every act and thing whatsoever necessary to be done in the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney may do pursuant to this power; to act in all matters in connection with the affairs for me, either individually or otherwise.

Pursuant to the provisions of the Uniform Durable Power of Attorney Act T.C.A. Section 34-6-101, et. seq., I direct that this Power of Attorney shall not be affected by my subsequent disability or incapacity.

This Power of Attorney is intended by the party hereto to be a General Power of Attorney for me and further, where it refers to singular, it shall mean plural, likewise or vice versa, and it shall remain in full force and effect until revoked by me in writing.

THIS the 7th day of September, 1994.

Bailey Scott
BAILEY SCOTT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BAILEY SCOTT**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: 9/17/97