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IDENTIF. ↑ REFERENCE

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This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, ATTORNEYS
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

96 MAY -9 AM 9:34

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

BOOK 10045 PG 513

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
John J. Geist and		
Mary D. Geist, Trustees		82-13 304
Geist Family Revocable Living		82-13 305
Trust Agreement	Same	82-13 306
218 Diane Drive		82-13 307
Madison, Tennessee 37115		

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **JOHN GEIST, III** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **JOHN J. GEIST AND MARY D. GEIST,** Trustees of the Geist Family Revocable Living Trust Agreement dated August 11, 1995, ("Grantee"), all of his interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

TRACT I: A lot in Davidson County, Tennessee, fronting 51 1/2 feet on the south side of Jefferson Street, between Cherry and College Streets, and running back about 135 feet.

TRACT II: Land in Davidson County, Tennessee, being part of Lot No. 29 in Blach and Whiteside's Addition to Nashville, on the southerly side of Jefferson Street, between Third and Fourth Avenues. BEGINNING at a point thirty-five (35) feet eastwardly from the easterly line of Fourth Avenue North, (formerly Cherry Street) and running southerly parallel with and thirty-five (35) feet from the easterly line of Fourth Avenue, North, one hundred (100) feet, more or less, to the northerly line of a lot conveyed by N. H. Corbitt to John H. Allison by deed of record in the office of the register of said County in Book No. 44, page 457; thence eastwardly with the line of said last mentioned lot thirty-five (35) feet; thence northerly and parallel with the first line one hundred (100) feet, more or less, to the south side of Jefferson Street; and thence westerly and with the southerly side of Jefferson Street thirty-five (35) feet to point of beginning.

TRACT III: Land in Davidson County, Tennessee, being Lot No. 4 in the Subdivision of Lot No. 29 in Balch & Whiteside's Addition to Nashville, Tennessee. Said lot No. 4 fronts fifty and one half (50 1/2) feet on the southerly side of Jefferson Street, and runs back, parallel with College Street, 180 feet, more or less, on the east line, and 190 feet, more or less, on the west line, to the

northerly line of Lot No. 30 in said Balch & Whiteside's Addition, and is 50 feet wide in the rear, a plan of which subdivision is of record in Minute Book H, page 324, County Court for Davidson County, Tennessee.

TRACT IV: Land in Davidson County, Tennessee, being Lot No. twenty-nine (29) in Balch & Whiteside's Addition to Nashville, described as follows: BEGINNING at the S.E. corner of 4th Avenue, North, formerly Cherry Street, and Jefferson Street; running thence eastwardly with the south side of Jefferson Street 35 feet, more or less, to the N.W. corner of a part of said Lot No. 29, conveyed to Nicholas H. Corbitt by deed of record in Book No. 60, page 259, RODCo., Tennessee; thence southwardly with the west line of said lot conveyed to said Corbitt, 100 feet, more or less, to the northerly line of part of said Lot No. 29 conveyed to Lucy Banniza by deed of record in Book No. 26, page 424, RODCo., Tennessee; thence westwardly with the northerly line of said Banniza lot, 35 feet, more or less, to 4th Avenue, North; thence northwardly with the east margin of said Avenue 100 feet, more or less, to the beginning.

TRACT V: Land in Davidson County, Tennessee, being part of Lot No. 29 on the Map of Balch & Whiteside's Addition to Nashville, as of record in Minute Book "D", page 734, the Circuit Court at Nashville, and described as follows: BEGINNING at a point in the east line of 4th Avenue, North at the corner of Lots Nos. 29 and 30; thence with the line between said lots, easterly 120.5 feet to a point; thence northerly 40 feet to a point; thence westerly 120.5 feet to the east margin of 4th Avenue, North; thence with the margin of the same, southerly 40 feet to the beginning. (Descriptions from prior deed)

Being the same property conveyed to Catherine Geist (a life estate), George A. Geist, Robert Joseph Geist, John Geist, III, and Rose Mary Geist as tenants in common by deed from John Geist, Jr. of record in Book 3179, page 169, Register's Office, Davidson County, Tennessee. The said Catherine Geist having since died on April 15, 1995.

MARY D. GEIST, SPOUSE OF JOHN GEIST, III, JOINS IN THE EXECUTION OF THIS QUITCLAIM DEED FOR THE PURPOSE OF CONVEYING ANY MARITAL INTEREST SHE MAY HAVE IN AND TO SUBJECT REAL ESTATE.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 3 day of May, 1996.

JOHN GEIST, III

MARY D. GEIST

BOOK 10045 PG 515

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me,
this the 2 day of May, 1996.

Notary Public

My Commission Expires:
1-21-96

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **JOHN GEIST, III AND WIFE, MARY D. GEIST**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of May, 1996.

Notary Public

My Commission Expires:
9-12-99

96-2 15:09 9.01 33CHECK 12.00