BOOK 10114 PG 613

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Bldg.
144 Second Avenue North
Nashville, TN 37201

QUITCLAIM DEED

Address of New Owner:

Elizabeth M. Trinkler
5879 Fredricksburg Drive
Nashville, TN 37215

Send Tax Bills To:

Same

Map and Parcel No.(s):

130-4, 48

FOR AND IN CONSIDERATION of Ten Dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereunder, MICHAEL WILLIAM WARREN, by these presents does hereby quitclaim and convey unto the Grantee hereunder, ELIZABETH M. TRINKLER, all of his right, title and interest in and to the land described in the attached Exhibit A (the "Property"). The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

WITNESS my hand this 28th day of June, 1996.

Michael William Warren

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

1996 07/09 0101 000-ECH 8.00

Personally appeared before me, Cynthia Mangrum, a Notary Public in and for said county and state, MICHAEL WILLIAM WARREN, the within named 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, this 28th day of June, 1996.

NOTARY PUBLIC

My Commission Expires:

9/26/98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Elizabeth M. Trinkler, Affiant

Subscribed and sworn to before me, this the 28th day of June, 1996.

Notary Public

My Commission Expires:

9/26/98

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EXHIBIT A

Land in Davidson County, Tennessee, being the north 125 feet of Lot No. 6 and the south 50 feet of Lot no. 5 on the Map of Belle Meade Annex Subdivision, of record in Book 547, Page 66, Register's Office for said County.

Said parts of said lots adjoin and front together 175 feet on the westerly side of Sneed Avenue and run back between parallel lines 295 feet to a 5-foot reserved strip.

This is improved property known as 4305 Sneed Road, Nashville, Tennessee.

TITLE REFERENCE: Being the same property conveyed to Charles F. Miller, Jr., and wife, Anne L. Miller (also known as Anne Lewis Miller), by deed from Jessie Peterman Clark and husband Leonard L. Clark of record in Book 2439, Page 145 in said Register's Office; and Charles F. Miller, Jr. and Anne Lewis Miller conveyed their interest therein, each to the other, to establish themselves as tenants in common with each owning a fifty percent (50%) undivided interest thereof, by deed of record in Book 8613, Page 352, in the said Register's Office.

On May 20, 1995, Anne Lewis Miller died while a resident of Davidson County, and on June 21, 1995, her will was admitted to probate by the Probate Court of Davidson County, Tennessee (Will Book 198, Page 568; Docket No. 95P-1070). On July 6, 1995, by document filed in Book 9752, Page 576, in the said Register's Office, Charles F. Miller, Jr., disclaimed his interest in the residuary estate under the will of Anne Lewis Miller, which residuary estate included Anne Lewis Miller's interest in the Property.

On March 9, 1996, Charles F. Miller, Jr., died while a resident of Davidson County, and on April 1, 1996, his will was admitted to probate by the Probate Court of Davidson County, Tennessee (Will Book 205, Page 72; Docket No. 96P-532).

Under Paragraph 5, Article V of the will of Anne Lewis Miller and Paragraph 5, Article V of the will of Charles F. Miller, Jr., the Grantor and the Grantee were given certain rights to acquire the Property as therein described, with the Grantee having the first option to acquire the Property. Pursuant to such wills, the Grantee exercised her right to acquire the Property and, consequently, the Grantor has herein conveyed unto the Grantee any interest the Grantor may have in the Property.

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IDENTIFICATION REFERENCE

PICK-UP