BOOK 10132 PG 473

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WWB)
2700 First American Center
Nashville, Tennessee 37238

Box 16 LJL

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
George A. Shwab, III Elizabeth Shwab Stephen (formerly Elizabeth Shwab Kenny) Enid Lindenberg Daniel Elise Lindenberg Houston Paul M. Davis, Jr. Peter Davis Benjamin E. Tate, Jr. Paul E. Shwab Emma Shwab Fletcher Hugh M. Shwab, Jr. Elizabeth Shwab Sanders William P. Shwab Robert D. Shwab	First American National Bank Att: Douglas Kirby 400 First American Center Nashville, TN 37237	093-06-1 001.00

WITNESSETH:

WHEREAS, V. E. (Victor Emanuel) Shwab, died November 2, 1924, testate, in Davidson County, Tennessee, leaving a last will and testament and codicils thereto (hereinafter referred to as the "Will"), probated in the County Court of Davidson County, Tennessee, on the 14th day of November, 1924, of Record in Will Book 42, pages 72-83 of the records of said Court, and by the Will devised property (including the property hereinafter described, and which is hereinafter referred to as the "Property") to American Trust Company of Nashville, Tennessee as Trustee, which (as explained in the derivation clause to the description of the Property) became the Nashville Trust Company; and

WHEREAS, as further explained in the derivation clause to the description of the Property, First American National Bank of Nashville was appointed as successor Trustee to the Nashville Trust Company and First American National Bank of Nashville became the duly qualified and acting trustee under the Will; and

WHEREAS, the Will provides that the trust (hereinafter referred to as the "Trust") under the Will would continue and exist during the lives of the testator's seven children who are named in the Will and the life of the "longest-lived or last survivor of them", and that upon the death of the "last survivor or longest-lived of my said seven children, the said trust shall terminate, and the said fund or trust estate shall be distributed and divided among the issue of my seven children then surviving--such issue taking by representation,"; and

WHEREAS, the seven children of the testator were:

1. George A. Shwab;
2. Louise Shwab Lindenberg;
3. Augusta Shwab Davis;
4. Elizabeth Shwab Tate;
5. Felix E. Shwab;
6. Hugh M. Shwab;
7. J. Buist Shwab;

and

WHEREAS, the last to die of said seven children was Elizabeth Shwab Tate who died on January 9, 1977; and on that date the Trust thereupon terminated and First American National Bank of Nashville was the Trustee of the Trust at that time; and

WHEREAS, on the date of termination of the Trust the surviving issue of the testator's said seven children were as follows:

1. George A. Shwab, III, grandson and Elizabeth Shwab Stephen (formerly Elizabeth Shwab Kenny), granddaughter and only surviving issue of George A. Shwab;
2. Enid Lindenberg Daniel and Elise Lindenberg Houston, daughters and only children of Louise Shwab Lindenberg;
3. Paul M. Davis, Jr. and Peter Davis, sons and only children of Augusta Shwab Davis;
4. Benjamin E. Tate, Jr., son and only child of Elizabeth Shwab Tate;
5. Paul E. Shwab and Emma S. Fletcher, son and daughter and only children of Felix E. Shwab;
6. Hugh M. Shwab, Jr. and Elizabeth Shwab Sanders, son and daughter and only children of Hugh M. Shwab;
7. William P. Shwab and Robert D. Shwab, sons and only children of J. Buist Shwab;

and

WHEREAS, the percentage interest in the Trust assets of each of the persons who were the surviving issue when the Trust terminated was as follows, to wit:

George A. Shwab, III	- 0.07143
Elizabeth Shwab Stephen (formerly Elizabeth Shwab Kenny)	- 0.07143
Enid Lindenberg Daniel	- 0.07143
Elise Lindenberg Houston	- 0.07143
Paul M. Davis, Jr.	- 0.07143
Peter Davis	- 0.07143
Benjamin E. Tate, Jr.	- 0.14286
Paul E. Shwab	- 0.07143
Emma S. Fletcher	- 0.07143
Hugh M. Shwab, Jr.	- 0.07143
Elizabeth Shwab Sanders	- 0.07143
William P. Shwab	- 0.07143
Robert D. Shwab	- 0.07143

and

WHEREAS, by Lease Agreement (hereinafter referred to as the "Lease") dated November 29, 1955 First American National Bank of Nashville, as successor trustee of the Trust, leased the Property to The Castner-Knott Dry Goods Co., a Tennessee corporation, for a term of 41 years from February 1, 1956 to January 31, 1997, and at the time of the termination of the Trust the Property was subject to the Lease which was still in full force and effect; and

WHEREAS, the name of First American National Bank of Nashville is now First American National Bank; and

WHEREAS, this conveyance is being made by First American National Bank as successor Trustee of the Trust, in order to confirm the distribution of the trust estate to the beneficiaries of the Trust and to vest in each of them an undivided interest therein that is equal to the percentage interest of each of them in the trust estate at the time of the termination of the Trust.

NOW, THEREFORE, in order to carry out the direction in the will that at the time of the termination of the Trust, the trust estate be distributed and divided among the issue of the testator's seven children, with such issue taking by representation, First American National Bank as the successor Trustee of the Trust, does by these presents (effective as of January 9, 1977), quitclaim and convey, all of its right, title and interest in and to the Property and the Lease, as follows:

1. To George A. Shwab, III of Nashville, Tennessee, an undivided 0.07143 interest;

2. To Elizabeth Shwab Stephen (formerly Elizabeth Shwab Kenny) of St. Louis, Missouri, an undivided 0.07143 interest;

3. To Enid Lindenberg Daniel of Nashville, Tennessee, an undivided 0.07143 interest;

4. To Elise Lindenberg Houston of Nashville, Tennessee, an undivided 0.07143 interest;

5. To Paul M. Davis, Jr. of Nashville, Tennessee, an undivided 0.07143 interest;

6. To Peter Davis of Pasadena, California, an undivided 0.07143 interest;

7. To Benjamin E. Tate, Jr. of Cincinnati, Ohio, an undivided 0.14286 interest;

8. To Paul E. Shwab of Nashville, Tennessee, an undivided 0.07143 interest;

9. To Emma S. Fletcher of Nashville, Tennessee, an undivided 0.07143 interest;

10. To Hugh M. Shwab, Jr. of Louisville, Kentucky, an undivided 0.07143 interest;

11. To Elizabeth Shwab Sanders of Louisville, Kentucky, an undivided 0.07143 interest;

12. To William P. Shwab of Nashville, Tennessee, an undivided 0.07143 interest;

13. To Robert D. Shwab of Aspen, Colorado, an undivided 0.07143 interest.

The Property is described as follows, to wit:

Beginning at the Northeast corner of Church Street and Seventh Avenue (North), and running thence Eastward with the Northern margin of Church Street and with the Southern margin of the store-house thereon (now occupied by The Castner-Knott Dry Goods Co.)

one hundred and eleven feet to the center of the Eastern wall of said store-house; thence with the center of said wall one hundred and thirty-five feet to the Northern margin of the Northern wall of said store-house, and thence on in the same line and direction, so as to include eleven feet of a private court in the rear of the said store-house, -- in all one hundred and forty-six feet from the Southern margin of the Southern wall of said house; thence Westward, and parallel with the Southern margin of said store-house one hundred and eleven feet and two inches, more or less, to the Eastern margin of Seventh Avenue and to the South-West corner of a parking lot, a point eleven feet from the Northwest corner of said store-house; thence Southward with the Eastern margin of said Avenue one hundred and forty-six feet to the beginning, being the property conveyed to Mrs. Augusta Dickel and V. E. Shwab by Mrs. E. R. Eakin, by the deed dated January 17th, 1912, recorded in Book No.412, page 641, in the Register's Office of Davidson County, Tennessee, and devised by Mrs. Augusta Dickel, so far as her interest is concerned, to V. E. Shwab by her will duly probated in the Probate Court for the County of Charlevoix, State of Michigan (of which county she was a citizen and resident),on the 26th day of September 1916, and recorded in Book No.25, page 389, of the Records of said Court.

Said property was devised by V. E. Shwab, Deceased, who died on November 2, 1924, testate, in Davidson County, Tennessee, and whose will was probated in the County Court of Davidson County, Tennessee on the 14th day of November, 1924 and is of record in Will Book 42, Pages 72-83 of the records of said court. The property was devised by said will to American Trust Company of Nashville, Tennessee, which (by successive charter amendments and mergers under and pursuant to the provisions of Chapter 29 of the Public Acts of Tennessee for the year 1931) became Nashville and American Trust Company, and thereafter became Nashville Trust Company. By instrument dated May 18, 1944, of record in Book 1303, Page 234, Register's office for Davidson County, Tennessee, The American National Bank of Nashville (whose name was by charter amendment to its Articles of Association changed to First American National Bank of Nashville) was duly appointed as substitute or successor trustee under said will of V. E. Shwab, Deceased, and by decree of the County Court of Davidson County, Tennessee, entered January 8, 1945 in Minute Book 108, Page 374 of said Court, said appointment was ordered to be spread on the minutes of said Court, and thereafter The American National Bank of Nashville (later known as First American National Bank of Nashville and now known as First

American National Bank) became the duly qualified and acting trustee under the will of V. E. Shwab, Deceased.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 7th day of May, 1996, effective as of January 9, 1977, by its duly authorized officers.

FIRST AMERICAN NATIONAL BANK

By: _____
Vice President

ATTEST:

Suzanne Hardeman

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Terri Smiley, a Notary Public, Dwight Kirby, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Vice President of First American National Bank, a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 7th day of May, 1996.

TERRI SMILEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Terri Smiley
Notary Public

My Commission Expires:
11/21/97

#0424841.01

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

William W. Berry Jr.
Affiant

Subscribed and sworn to before me
this 24th day of July, 1996.

Notary Public

My Commission Expires:

3-22-97

0207260
IDENTIF. & REFERENCE

96 JUL 25 PM 1:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9499 07/25 0101 03CHECK 28.00