BOOK 10146 PG 513

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, ELIZABETH M. TRINKLER, in her capacity as Executor and personal representative of the Estate of Anne Lewis Miller, Deceased, and further, in her capacity as Trustee of the Family and Marital Trusts under the last will and testament of Anne Lewis Miller, by these presents does hereby quitclaim and convey unto the Grantee hereunder, ELIZABETH M. TRINKLER, individually, all of her 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 5TH day of August, 1996.

02 11232
IDENTIF. & REFERENCE
PICK-UP
96 AUG -5 PM 3:33
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Elizabeth M. Trinkler
Executrix of the Estate of
Anne Lewis Miller and Trustee
of the Family and Marital Trusts
Under the Last Will and
Testament of Anne Lewis Miller

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, D. Jefferson Herring, a Notary Public in and for said county and state, ELIZABETH M. TRINKLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of the Estate of Anne Lewis Miller, Deceased, and Trustee of the trusts established under the last will and testament of Anne Lewis Miller, the within named bargainors, and that she as such Executor and Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5TH day of August, 1996.

NOTARY PUBLIC

My Commission Expires:

1-29-2000

D. JEFFERSON HERRING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 5TH day of August, 1996.

Notary Public

My Commission Expires:

1-29-2000

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Grantee and Michael William Warren 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, Michael William Warren conveyed his interest in the Property to the Grantee by quitclaim deed of record in Book 10114, Page 613, Register's Office for Davidson County, Tennessee.

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