BOOK 10281 PG 621

QUIT CLAIM DEED

ADDRESS NEW OWNERS AS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Converse Farrow	NationsBanc Mortgage Corporation	50-3-B-157C0
1416 Cranapple Cove	P.O. Box 35140	12D88098
Nashville, TN 37207	Louisville, KY 40232-5140	

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS; KNOW YE THAT We, Robert Converse Farrow and wife Violet Alice Farrow, in conformity with the terms of a certain Declaration of Trust executed by us on November 25, 1996, do by these presents release and forever Quit-Claim to ourselves as Trustees under the terms of said Declaration of Trust, and to our successors as Trustee under the terms of said Declaration of Trust, all right, title, interest, claim and demand whatsoever which we as Releasors have or ought to have in or to the property in Davidson County, State of Tennessee, located at and known as 1416 Cranapple Cove, Nashville, Tennessee 37207;

Being Lot No. 69 on the Plan of Mulberry Downs, Phase 1C, of record in Book 7900, Page 442, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Kent K. Davis, an unmarried person, by deed from Phillips Builders, Inc. of record in Book 9468, Page 224, Register's Office for Davidson County, Tennessee.

Being the same premises earlier conveyed to the Releasors by an instrument dated September 26, 1996 and recorded in Book 10210, Page 84, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises, with all the appurtenances, as such Trustees forever; and we declare and agree that neither we as individuals nor our heirs or assigns shall have or make any claim or demand upon said property.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25 day of November, 1996

Robert Converse Farrow L.S.

Violet Alice Farrow L.S.

Violet Alice Farrow

STATE OF NEW YORK)
) TOWN OF HYDE PARK
COUNTY OF DUTCHESS)

2386 12/05 0101 03CHECK 12.00

The actual consideration for this transfer is less than One Dollar ($1).

Violet Alice Farrow
Affiant

SUBSCRIBED AND SWORN TO before me this 25 day of November, 1996.

Helen C. Goertz
Notary Public

HELEN C. GOERTZ
Notary Public, State of New York
Residing in Dutchess County
Commission Expires Oct. 20, 1998

MAIL ENV.

STATE OF NEW YORK)
) TOWN OF HYDE PARK
COUNTY OF DUTCHESS)

On the 25th day of November, 1996, personally appeared Robert Converse Farrow and Violet Alice Farrow, known to me to be the individuals who executed the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

Helen C. Goertz
Notary Public

HELEN C. GOERTZ
Notary Public, State of New York
Residing in Dutchess County
Commission Expires Oct. 20, 1998

This instrument was prepared by John Gordon Butler, 2 Old Mill Road, New Paltz, New York 12561.

96 DEC -5 AM 10:44
FELIX A. ROBINSON, REGISTER
DAVIDSON COUNTY, TN.

0252996
IDENTIFICATION REFERENCE

BOOK 10281 PG 622

Declaration of Trust

WHEREAS, We, Robert Converse Farrow and wife, Violet Alice Farrow, of the City of Nashville, County of Davidson, State of Tennessee, are the owners as joint tenants of certain real property located at (and known as) 1416 Cranapple Cove, in the City of Nashville, State of Tennessee, which property is described more fully in the Deed conveying it from Kent K. Davis to Robert Converse Farrow and wife, Violet Alice Farrow as a certain tract or parcel of improved land in Davidson County, Tennessee, being

"Lot No. 69 on the Plan of Mulberry Downs, Phase 1C, of record book in Book 7900, Page 442, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

"Being the same property conveyed to Kent K. Davis, an unmarried person, by deed from Phillips Builders, Inc. of record in Book 9468, Page 224, Register's Office for Davidson County, Tennessee."

Being the same premises earlier conveyed to the Settlors by an instrument dated September 26, 1996 and recorded in Book 10210, Page 84, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that we do hereby acknowledge and declare that we hold and will hold said real property and all our right, title, and interest in and to said property and all furniture, fixtures and personal property situated therein on the date of the death of the survivor of us, IN TRUST

1. For the use and benefit of our two children 1) Trina Lynn Ware and 2) Robert Wayne Farrow, in equal shares, per stirpes. If, because of the physical or mental incapacity of both of us certified in writing by a physician, the Successor Trustee hereafter named shall assume active administration of this trust during our lifetime, such Successor Trustee shall be fully authorized to pay to us or disburse on our behalf such sums from income or principal as appear necessary or desirable for our comfort or welfare. Upon the death or the survivor of us, unless the beneficiaries shall predecease us or unless we all shall die as a result of a common accident or disaster, our Successor Trustee is hereby directed forthwith to transfer said property and all right, title, and interest in and to said property unto the beneficiaries absolutely and thereby terminate this trust; *provided*, however, that if any beneficiary hereunder shall not have attained the age of 21 years, the Successor Trustee shall hold such beneficiary's share of the trust assets in continuing trust until such beneficiary shall have attained the age of 21 years. During such period of continuing trust the Successor Trustee, in her absolute discretion, may retain the specific trust property herein described if she believes it in the best interest of the beneficiary so to do, or she may sell or otherwise dispose of such specific trust property, investing and reinvesting the proceeds as she may deem appropriate. If the specific trust property shall be productive of income or if it be sold or otherwise disposed of, the Successor Trustee may apply or expend any or all of the income or principal directly for the maintenance, education, and support of the beneficiary without the intervention of any guardian and without application to any court. Such payments of income or principal may be made to the parents of such beneficiary or the person with whom the beneficiary is living without any liability upon the Successor Trustee to see to the application thereof. If such beneficiary survives us but dies before attaining the age of 21 years, at his her death the Successor Trustee shall transfer, pay over and deliver the trust property being held for such beneficiary to such beneficiary's personal representive, absolutely.

2. Each beneficiary hereunder shall be liable for his proportionate share of any taxes levied upon the total taxable estate of the survivor of us by reason of the death of such survivor.

3. All interests of a beneficiary hereunder shall be inalienable and free from anticipation, assignment, attachment, pledge or control by creditors or by a present or former spouse of such beneficiary in any proceedings at law or equity.

4. We reserve unto ourselves the power and right during our lifetime a) to place a mortgage or other lien upon the property, b) to collect any rental or other income which may accrue from the trust property and to pay such income to ourselves as individuals. We shall be exclusively entitled to all income accruing from the trust property during our lifetime, and no beneficiary named herein shall have any claim upon and such income and/or profits distributed to us.

5. We reserve unto ourselves the power and right and right at any time during our lifetime to amend or revoke in whole or in part the trust hereby created without the necessity of obtaining the consent of any beneficiary and without giving notice to any beneficiary. The sale or other disposition by us of the whole or any part of the property held hereunder shall constitute as to such whole or part a revocation of this trust.

6. The death during our lifetime, or in a common accident or disaster with us, of all of the beneficiaries designated hereunder shall revoke such designation, and in the former event, we reserve the right to designate a new beneficiary. Should we for any reason fail to designate such new beneficiary, this trust shall terminate upon the death of the suvivor of us and the trust property shall revert to the estate of such survivor.

7. In the event of physical or mental incapacity or death of one of us, the survivor shall continue as sole Trustee. In the event of the physical or mental incapacity of the survivor, or if we both shall die in a common accident, we hereby nominate and appoint as Successor Trustee hereunder the beneficiary named first above, unless such beneficiary is legally incapacitated, in which event we hereby nominate and appoint as Successor Trustee the beneficiary named second above, unless such beneficiary named second above is legally incapacitated, in which event we hereby nominate and appoint to be Successor Trustee whomever shall be the Executor or Administrator of the estate of the survivor of us.

8. This Declaration of Trust shall extend to and be binding upon the heirs, executors, administrators and assigns of the undersigned and upon the Successors to the Trustees.

9. We as Trustee and our Successor Trustee shall serve without bond.

10. This Declaration of Trust shall be construed and enforced in accordance with the laws of the State of Tennessee.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25 day of November 19 96.

Robert Converse Farrow L.S.

Violet Alice Farrow L.S.

Witness: (1) John G. Butler Witness: (2)

STATE OF NEW YORK)
) TOWN OF HYDE PARK
COUNTY OF DUTCHESS)

On the 26th day of November, 1996, personally appeared Robert Converse Farrow and Violet Alice Farrow, known to me to be the individuals who executed the foregoing instrument, and acknowledged the same to be their free act and deed, before me .

Notary Public

HELEN GOERITZ
Notary Public, State of New York
Residing in Dutchess County
Commission Expires Oct 20, 1998

NOTARY PUBLIC STATE OF NEW YORK