QUITCLAIM DEED

This document prepared by Jon L. Setzer, Attorney-At-Law, Suite 505, Cavalier Bldg., 95 White Bridge Road, Nashville, Tennessee 37205

BOOK 10287 PG 214

FROM: Beverly Cate Waites, Individually

TO: Chancellor Byron Waites and wife, Beverly Cate Waites, Trustees U/A/D DEC 0 5 1996 of the Waites Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto.

MAP/PARCEL NUMBERS: 116-3A-22

Name and Address of
Property Owner: C. Byron & Beverly C. Waites, 2616 Battleground Dr., Murfreesboro, TN 37129

Send Tax Bills To: (SAME)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The Actual Consideration for this transfer is: No Monetary Consideration

Beverly Cate Waites
Affiant

4508 12/11 0101 01CASH 8.00

Subscribed and sworn to before me, this date: DEC 0 5 1996

Jon L. Setzer My Commission Expires: Nov. 28, 1998
Notary Public

I hereby QUITCLAIM to Chancellor Byron Waites and wife, Beverly Cate Waites, Trustees and any Successor Trustees thereto, U/A/D DEC 0 5 1996 and any amendments thereto, all my interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

The following described property located in Davidson County, Tennessee:

Those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson county, Tennessee, in Book 4710, Page 901, and said premises being more particularly described as follows:

Unit Labeled Apartment 3E of said project as shown on the plan recorded in Book 4460, Page 189, Register's Office for Davidson County, Tennessee, (and said unit shall have the exclusive use of that portion of the common elements labeled East Wing Closet (5E), which have been declared in the Declaration as a limited common element and said use shall be limited exclusively to the owner of Unit labeled Apartment 3E), excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 1.46052% interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land described below.

A part of land in the 7th Civil District of Nashville, Davidson County, Tennessee, bounded on the East by Woodmont Boulevard and being South of Harding Road, and being Lot No. 3 on the Plat of Royal Oaks, of record in Book 4300, Page 201, Register's Office for said county, more particularly described as follows:

(Description continued on back)

(Description continued)

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Beginning at a point in the Westerly margin of Woodmont Boulevard, South 39 deg. 07 minutes East, 381.7 feet from the South margin of Harding Road, said point being the Southeast corner of Lot 5; thence South 39 deg. 07 minutes East along the West margin of Woodmont Boulevard, 66.6 feet to a point and the Northeast corner of Mrs. Adele Morrissey's property, as of record in Book 888, Page 2, Register's Office for Davidson County; thence South 51 deg. 13 minutes West, 175.7 feet along the Northerly property line of Morrissey to a point; thence South 36 deg. 57 minutes East, 192.7 feet to a point, being a common corner with Lot No. 2; thence along a common line with Lot Nos. 2, 3, 4 and 5, the following calls: South 50 deg. 33 minutes West, 68.2 feet to a point; North 36 deg. 57 minutes West, 43.4 feet to a point; South 53 deg. 03 minutes West, 27.0 feet to a point; South 16 deg. 33 minutes West, 60.0 feet to a point; South 50 deg. 33 minutes West, 81.0 feet to a point; South 76 deg. 00 minutes West, 80.0 feet to a point; North 55 deg. 38 minutes West, 70.6 feet to a point; North 41 deg. 48 minutes West, 69.3 feet to a point; North 20 deg. 00 minutes East 39.7 feet to a point; North 41 deg. 48 minutes West, 60.0 feet to a point; North 48 deg. 12 minutes East, 299.3 feet to a point; South 36 deg. 57 minutes East, 15.7 feet to a point; North 51 deg. 13 minutes East, 173.2 feet to the point of beginning, containing 2.041 acres, more or less.

Being the same property conveyed to Beverly Cate Waites, from the Estate of Mildred A. Cate, by Will of record in Book 158, Page 265, Register's Office for Davidson County, Tennessee.

Note #1: The Grantor(s) and the Grantee(s) are one and the same person(s).
Note #2: It is the intention of the Grantor(s) by this deed to transfer ownership of the herein described property to the Grantee(s) in order to place said property into a Revocable Inter-vivos ("Living") Trust. The property retains the same character.

This unimproved/improved property is known as: Unit 3-E, 4505 Harding road, Nashville, TN

Witness my hand(s) on DEC 0 5 1996

Beverly Cate Waites
GRANTOR: BEVERLY CATE WAITES

PICK-UP

96 DEC 11 PM 12:14
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0254838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JON L. SETZER, a Notary Public in and for said County and State, the within named Beverly Cate Waites, the Bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on
DEC 0 5 1996

Notary Public

My Commission Expires: Nov. 28, 1998