QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Sandra K. Mitchell Colburn, for the express purpose of making a conveyance to create a fee simple absolute, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all my right, title and interest in and to the following described tracts of land to wit:

Land in Davidson County, Tennessee, described according to a survey dated July 9, 1974, prepared by King, Stuart and Associates, as follows:
BEGINNING at a point in the centerline of Old Harding Pike, being the northwest corner of the herein described tract; thence South 85 degrees 03 minutes East 793.51 feet to a corner fence post; thence South 2 degrees 56 minutes East 163.00 feet to a corner fence post; thence South 30 degrees 11 minutes West 98.43 feet to a 6 inch cedar tree in fence; thence South 35 degrees 40 minutes West 35.59 feet to an 8 inch elm tree in fence; thence South 60 degrees 16 minutes West 43.18 feet to a 12 inch walnut tree in fence; thence South 79 degrees 30 minutes West 15.27 feet to a 30 inch wild cherry tree in fence; thence North 82 degrees 47 minutes West 172.43 feet to a 10 inch red elm tree in fence; thence North 12 degrees 18 minutes East 38.58 feet to a corner fence post; thence North 31 degrees 53 minutes West 10.56 feet to a corner fence post; thence North 31 degrees 53 minutes West 10.56 feet to a corner fence post; thence North 68 degrees 48 minutes West 72.30 feet to a 12 inch thorn tree in fence; thence North 84 degrees 15 minutes West 150.26 feet to a corner fence post; thence South 88 degrees 08 minutes West 119.49 feet to a corner fence post; thence North 55 degrees 47 minutes West 95.00 feet to a corner fence post; thence South 89 degrees 41 minutes West 144.39 feet to a point in the centerline of Old Harding Pike; thence North 22 degrees 55 minutes East 14.75 feet to a point in the centerline of Old Harding Pike; thence North 17 degrees 35 minutes East 100.00 feet to a point in the centerline of Old Harding Pike; thence North 8 degrees 41 minutes East 103.47 feet to the point of beginning, containing 4.62 acres, more or less.

Being the same property conveyed to Sandra K. Mitchell by deed from Federal National Mortgage Association of record in Book 8622, page 930, Register's Office for Davidson County, Tennessee.

Sandra K. Mitchell, Sandra Mitchell Colburn and Sandra K. Mitchell Colburn being one and the same person.

George E. Colburn, husband of Sandra K. Mitchell Colburn, joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

This conveyance is subject to any and all existing easements, restrictions and setback lines of record.

This is improved property known 8415, Old Harding Road, Nashville, TN 37221.

This instrument was prepared from information furnished by the parties.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Mark A. Ellmore, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey all my right, title and interest to Sandra Mitchell Colburn and husband George E. Colburn, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set forth above.

BOOK 10378 PG 396

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of February, 1997.

Sandra Mitchell Colburn
SANDRA K. MITCHELL COLBURN

GEORGE E. COLBURN

MARK A. ELLMORE, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra K. Mitchell Colburn and husband, George E. Colburn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 1997.

5/23/98
My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Mark A. Ellmore, Jr., with whom I am 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 the 24th day of February, 1997.

5/23/98
My commission expires:

Notary Public

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is -0-, which is paid for the property herein conveyed.

Affiant

BOOK 10373 PG 397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A Ellmore Jr. the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 24th day of February, 1997.

6/23/97
My commission expires:

Notary Public

ADDRESS OF NEW OWNERS
Sandra Mitchell Colburn
8415 Old Harding Road
Nashville, TN 37221

SEND TAX BILLS TO
Amerisource Mortgage Corp.
1101 Kermit Drive, #203
Nashville, TN 37217

MAP/PARCEL
168-168

This Instrument Prepared By:
Mark A. Ellmore, Jr., Attorney
388 Harding Place, Suite C
Nashville, Tennessee 37211

02811369
IDENTIF. & REFERENCE

97 MAR 11 PM 2:00

FELIX E. GROOMS REGISTER
DAVIDSON COUNTY, TN.

5248 03/11 010 COMCK 12.00