Box 44 P. Harris

BOOK 10855 PG 987

THIS INSTRUMENT PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Betsy B. Edwards
AFFIANT

Subscribed and sworn to before me this 23rd day of March, 1998.

Joyce Davis
Notary Public

My Commission Expires:

My Commission Expires November 24, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

04 17275 IDENTIF. ↑ REFERENCE

98 MAR 26 PM 3:33

ELIX A. [illegible] REGISTER DAVIDSON COUNTY, TN.

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Jere Cobb Tate, et al c/o John Rochford 2200 Abbott Martin Road Nashville, TN 37215	- SAME -	Map 104-2/Par 317 Map 117-14/Par 32-33

TRUSTEE'S QUITCLAIM DEED

RECITALS:

1. Betsy B. Edwards, Trustee, executes this instrument in order to confirm the ownership of certain improved real property in Davidson County, Tennessee, heretofore titled to her as Trustee of the testamentary trust under the Will of John B. Cobb, Jr., deceased, as of record in Will Book 60, page 503, Clerk and Master's Office for Williamson County, Tennessee. Said real property was conveyed to her in her capacity as Trustee by an Executor's Quitclaim Deed as of record in Book 10520, page 877, Register's Office for Davidson County, Tennessee.

2. Under the provisions of said testamentary trust, the trust was to terminate upon the death of the decedent's wife, Ola B. Cobb. She died on August 27, 1997, subsequent to the funding of the trust by the aforesaid conveyance. Upon termination of the trust, one-half of the trust assets were distributable to the named children of said John B. Cobb, Jr. and one-half of the trust assets were distributable to the named children of said Ola B. Cobb.

3. The children of John B. Cobb, Jr., deceased, as named in his said Will, are Jere Cobb Tate and Carol Cobb Rochford. However, said Carol Cobb Rochford has renounced and disclaimed her right to said trust assets, including the real property herein being conveyed, so that her ownership interest passed to her children in equal shares, they being as follows: Dianne Rochford Sims, Donald Frank Rochford, John Cobb Rochford, and Sara Ann-Elizabeth Rochford.

4. The children of Ola B. Cobb, deceased, as named in said Will of John B. Cobb, Jr., are Annette Komornik, Jerry Blackmon and W. L. (Bill) Blackmon.

NOW, THEREFORE, know all persons by these presents that Betsy B. Edwards, Trustee, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) cash in hand paid, and in order to confirm the identity of the owners of said real property, has bargained and sold, and does hereby release, remise and quitclaim unto the following persons all of her right, title and interest in and to that certain real property situated in Davidson County, Tennessee as described on Exhibit A attached hereto and incorporated herein by reference: one-fourth to Jere Cobb Tate, one-twelfth to Dianne Rochford Sims, one-twelfth to Donald Frank Rochford, one-twelfth to John Cobb Rochford, one-twelfth to Sara Ann-Elizabeth Rochford, one-sixth to Annette Komornik, one-sixth to Jerry Blackmon, and one-sixth to W. L. (Bill) Blackmon, all as tenants-in-common.

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

WITNESS my hand this 23rd day of March, 1998.

Betsy B. Edwards Trustee
Betsy B. Edwards, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betsy B. Edwards, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of March, 1998.

Notary Public

My Commission Expires: My Commission Expires November 24, 2001

PUBLIC AT LARGE DAVIDSON COUNTY

12283 03/26 0101 03CHECK 16.00

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 to 6 on the Plan of Forde's Subdivision of Lot No. 41 of the Boyd Cockrill Spring Tract, called Alicia Terrace, as of record in Book 57, page 46, Register's Office for said County, described according to a survey made by Alley & Brown, Consulting Engineers, December 24, 1968, as follows:

Beginning at a point on the easterly right-of-way of 31st Avenue North, the same being 19.40 feet from a P.K. spike at the intersection of the right-of-way of 31st Avenue North and West End Avenue; thence with the easterly margin of 31st Avenue North, north 34° 05' west 94.10 feet to a railroad spike at the corner of a building, being on the southeasterly right-of-way of a 15-foot alley; thence along the right-of-way of said alley, north 39° 02' east 310 feet to a P.K. spike at the intersection of the right-of-way of said alley and the northwesterly right-of-way of another alley; thence along said right-of-way, South 35° 10' east 121.30 feet to an iron pin in the northwesterly right-of-way of West End Avenue, being on the back edge of a sidewalk; thence south 40° 30' west 290.60 feet to a point 19.40 feet from the intersection of the right-of-way of West End Avenue and 31st Avenue North; thence around a curve to the right with a radius of 15 feet following the back edge of the sidewalk in a northwesterly direction 27.38 feet to the beginning.

Being the same property conveyed to John B. Cobb, Jr. and wife, Sara L. Cobb, by deed from Attorneys Title Company, Inc. of record in Book 4751, page 149, Register's Office for Davidson County, Tennessee, said Sara L. Cobb having since died.

TRACT II:

Land In Davidson County, Tennessee, being the south parts of Lots Nos. 26 and 27 of Block "C" on the Map of Hillsboro Views Development Company's Subdivision, as of record in Book 974, pages 64 and 65, Register's Office for said County, described according to a survey made by Barge, Waggoner & Sumner, Inc., Engineers, May 9, 1967, as follows:

Beginning on the northerly margin of Abbott Martin Road as widened, at the southeast corner of the property conveyed to Mark J. Smith and wife, by deed from Aubrey M. Puckett and wife, of record in Book 2808, page 329, said Register's Office; thence north 19° 35' east 216.3 feet; thence south 70° 31' east 186 feet to the westerly margin of Cleghorn Avenue, as widened; thence with the same south 19° 35' west 113 feet to the beginning of a curve; thence around said curve having a radius of 68.25 feet southwesterly 60.03 feet to the northerly margin of Abbott Martin Road, as widened; thence with the same north 87° 58' west 169.2 feet to the beginning.

Being the same property conveyed to John B. Cobb, Jr. and wife, Sara L. Cobb, by deed from Attorneys Title Company, Inc. of record in Book 4674, page 957, Register's Office for Davidson County, Tennessee, said Sara L. Cobb having since died.

BOTH TRACTS I AND II BEING THE SAME PROPERTY CONVEYED TO BETSY B. EDWARDS, TRUSTEE, BY EXECUTOR'S QUITCLAIM DEED FROM CHRISTOPHER ALLEN, EXECUTOR, OF RECORD IN BOOK 10520, PAGE 877, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.