BOOK 11141 PAGE 761

QUIT CLAIM DEED

THIS INDENTURE, made as of SEPTEMBER 29, 1998, between NIPHA P. KUMAR, having an address at 209 Roslyn Court, Nashville, Tennessee 37221, (referred to as "Transferor"), and THE NIPHA P. KUMAR REVOCABLE LIVING TRUST, having an address at 209 Roslyn Court, Nashville, Tennessee 37221, ("Transferee").

WITNESSETH, that Transferor, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, so hereby transfer unto Transferee and its heirs, executors, administrators, successors and assigns forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Davidson, and the State of Tennessee, being more particularly described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED **RE-RECORD** BOOK 11168 PAGE 96

TOGETHER with all right, title and interest, if any, of Transferor in and to any streets and roads abutting said premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of Transferor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Transferee and its heirs, executors, administrators, successors and assigns forever.

This deed is given without covenant, representation or warranty by Transferor, whether express or implied, and without recourse against Transferor in any possible event.

IN WITNESS WHEREOF, Transferor has duly executed this deed on the date first above written.

Nipha P. Kumar
NIPHA P. KUMAR

Prepared by: Southern Estate Services, Inc.
2325 Seven, Suite #10
Metairie, LA. 70001

9344 10/05 0101 03CHECK 14.00

MAIL ENV.

QUIT CLAIM DEED

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

98 OCT -5 AM 11:11

IDENTIF. & REFERENCE

0495934

BOOK 11141 PAGE 762

STATE OF TENNESSEE

COUNTY OF DAVIDSON

RE-RECORD BOOK 11168 PAGE 97

Before me, a notary public, on this day personally appeared NIPHA P. KUMAR, who acknowledged that she did sign the foregoing instrument, and acknowledged to me that she executed the same for the uses and purposes and consideration therein expressed.

GIVEN UNDER MY HAND and official seal this 29th day of September, 1998.

Notary Public

After recording return and send tax billing to:
Nipha P. Kumar
209 Roslyn Court
Nashville, Tennessee 37221

OWNERS ADDRESS & SEND TAX BILLS TO:

Prepared by: Southern Estate Services, Inc.
5115 Maryland Way
Brentwood, Tennessee 37027

7188 10/26 0101 03CHECK 22.00

0503302
IDENTIFICATION REFERENCE

RE-RECORD
98 OCT 26 AM 8:20
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

QUIT CLAIM DEED

"EXHIBIT A" BOOK 11141 PAGE 763

Prepared by: Southern Estate Services, Inc.
5115 Maryland Way
Brentwood, Tennessee 37027

RE-RECORD BOOK 11168 PAGE 98

STATE OF TENNESSEE

COUNTY OF DAVIDSON

MAP# ___ 141.07B_____

PARCEL # __14.00 CO__

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Somerset Farms, Section One, a Planned Unit /Development, as of record in Book 7900, page 357, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property originally conveyed to Richard S. Jacobsohn and wife, Pamela A. Jacobsohn by deed from Bernard D. Goldstein d/b/a Bernard D. Goldstein, Builder, of record in Book 9396, page 227, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **NIPHA P. KUMAR** by deed from Richard S. Jacobsohn et ux of record in Book 10636, Page 936, said Register's Office for Davidson County, Tennessee.

Prior Recording in Book 10636, Pages 936-940, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

QUIT CLAIM DEED

NOTARIZED SUMMARY OF TRUST
THE NIPHA P. KUMAR
REVOCABLE LIVING TRUST AGREEMENT

Prepared by Southern Estate Services, Inc.
2325 Severn, Suite #10
Metairie, LA. 70001

The undersigned hereby certify that they created a Revocable Living Trust. This Trust is known as: THE **NIPHA P. KUMAR REVOCABLE LIVING TRUST**, dated the 17th day of September 1998. NIPHA P. KUMAR, Trustor and Trustee, resides at 209 Roslyn Court, the City of Nashville, State of Tennessee, the County of Davidson, 37221.

IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

Description of Trust

The party hereto desire to confirm the establishment of a Revocable Trust on this date, for the benefit of the Trustor and containing herein the following provisions:

1. The Trustor is designated as the Trustee to serve until her death, resignations or incompetence.

2. Upon the end of the terms of the original Trustee, **SHYAM KUMAR, SUNITI KUMAR,** are designated as Joint Successor Trustees. If either Joint Successor Trustee is unable or unwilling to serve, the alternate shall be **SHAIRENDRA SAKSENA.**

3. Any Trustee/Trustor has the power and authority to manage and control, buy, sell, and transfer the trust property, in such manner as the Trustee may deem advisable, and shall have, enjoy and exercise all powers and rights over and concerning said property and the proceeds thereof as fully and amply as though said Trustee were the absolute and qualified owner of same, including the power to grant, bargain, sell and convey, encumber and hypothecate, real and personal property, and the power to invest in corporate obligations of every kind, stocks, preferred or common, and to buy stocks, bonds and similar investments on margin or other leveraged accounts, except to the extent that such management would cause includability of an irrevocable trust in the Estate of a Trustee.

4. Following the death of the Trustee, the Trust continues or is distributed in whole or in part for the benefit of the following income and principal Beneficiaries according to the terms of the Trust: **SHYAM KUMAR, and SUNITI KUMAR.**

5. Unless otherwise indicated to a prospective transferee, the Trustee has full power to transfer assets held in the name of the Trust and subsequent transferees are entitled to rely upon such transfers provided the chain of title is not otherwise deficient.

6. The Trust Agreement also states that any bank, corporation, brokerage firm or other entity or any individual may conclusively presume that the Trustee has full power and authority and such person or institution shall be held harmless and shall incur no liability by reason of so presuming.

7. The situs of the Trust is the State of Tennessee.

1.) **Land and improvements on property located at 209 Roslyn Court, Nashville, Davidson County, Tennessee 37221.**

2.) **Lot lcoated in Deer Creek Estates, Hickman County, Tennessee.**

8. The use of this Summary of Trust is for convenience only and the Trust is solely controlled as to provisions and interpretations, and any conflict between this abstract and the Trust shall be decided in favor of the Trust.

IN WITNESS WHEREOF, the party has hereto executed this Summary of Trust this date.

TRUSTOR/TRUSTEE:

Nipha P. Kumar
NIPHA P. KUMAR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 14th day of October, 1998, before me, a Notary Public, personally appeared **NIPHA P. KUMAR,** personally known to me to be the person whose name is subscribed to this instrument, and acknowledged that they executed it for the purposes herein expressed.

Debra B Owens
Notary Public, State of Tennessee
My Commission expires: My Commission Expires March 27, 2002

Prepared by Southern Estate Services, Inc.
2325 Severn, Suite #10
Metairie, LA. 70001

