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Mail

QUITCLAIM DEED

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

FROM: Benjamin F. Flagg, and Genora Flagg, Individually

TO: Benjamin F. Flagg and wife, Genora Flagg, Trustees of the Flagg Joint Revocable Living Trust Agreement U/A/D OCT 0 5 1998 and any Successors in Trust, and any amendments thereto.

MAP/PARCEL NUMBER: 93-16-151 14W/16170

Name and Address of Property Owner: Mr. and Mrs. Benjamin Flagg
553 Rural Hill Road
Nashville, Tennessee 37217

Send Tax Bills To: (SAME)

98 OCT 30 AM 11:15
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0505956
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration for this transfer is: No Monetary Consideration

Benjamin F. Flagg
Affiant

Subscribed and sworn to before me, this date: OCT 0 5 1998

Jon L. Setzer
Notary Public

My Commission Expires: Nov. 28, 1998

We hereby QUITCLAIM to Benjamin F. Flagg, and Genora Flagg, Trustees, and any Successor Trustees thereto, U/A/D OCT 0 5 1998, and any amendments thereto, all our interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Certain real estate in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the new southerly margin of Lafayette Street being 16 feet south of the old southerly margin of Lafayette Street, at the corner of Lots Nos. 423 and 424, thence with the line between said lots southerly 164 feet to a point, thence westerly to the easterly margin of Claiborne Street, thence with the margin of the same northerly 145 feet to a point at the beginning of a curve, thence around the curve in a northeasterly direction 28 feet to the south margin of Lafayette Street as now widened and located; thence with the margin of the same westerly 60 feet to the point of beginning.

(Description continued on back)

Being the same property conveyed to Benjamin F. Flagg and wife, Genora Flagg, from Louis Steinberg and wife, Bettie K. Steinberg, by deed of record in Book 7461, Page 958, Register's Office for Davidson County, Tennessee.

It is expressly understood and agreed by and between the parties that the following described land carved out of the original tract conveyed by the Union Central Life Insurance Company to Ernest K. Charlton and wife, Addie J. Charlton, as of record in Book 1163, Page 24, Register's Office for Davidson County, Tennessee, is expressly excluded and eliminated from this deed, to-wit:

Beginning at the intersection of the eastern margin of Claiborne Street with the present southern margin of Lafayette Street, thence in an easterly direction with the present southern margin of Lafayette Street Seventy-Nine (79) feet more or less to the eastern margin of the lot or tract of land owned by E.K. Charlton, et ux., thence in a southerly direction with the eastern margin of the lots of tract of land of E.K. Charlton, et ux., Sixteen (16) feet, more or less, to the southern margin of proposed Lafayette Street widening, thence in a westerly direction with the southern margin of proposed Lafayette Street widening Sixty (60) feet more or less, thence continuing in a westerly and southerly direction, on a curve to the left with the southern margin of proposed Lafayette Street widening Twenty-Eight (28) feet, more or less, to the eastern margin of Clairborne Street, thence in a northerly direction with the eastern margin of Clairborne Street, thence in a northerly direction with the eastern margin of Clairborne Street Thirty-Five (35) feet, more or less to the point of beginning

Note 1: The Grantors and the Grantees are one and the same persons.
Note 2: It is the intention of the Grantors by this deed to transfer ownership of the herein described property to the Grantees in order to place said property into a Revocable Inter-vivos ("Living") Trust.

This improved property known as: 117 Lafayette Street, Nashville, TN 37210.

Witness our hands on OCT 05 1998.

Benjamin F. Flagg

GRANTOR: BENJAMIN F. FLAGG

Genora Flagg

GRANTOR: GENORA FLAGG

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 Benjamin F. Flagg, and wife, Genora Flagg, the Bargainors, 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 at Nashville, Tennessee, on OCT 05 1998.

Jon L. Setzer
Notary Public

My Commission Expires: Nov. 28, 1998

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