QUIT CLAIM DEED

E. CRANSTON BERNSTORF, AKA E.C. BERNSTORF and EILEEN E. BERNSTORF, husband and wife, parties of the First Part, Grantors, hereby quit claim to **E. CRANSTON BERNSTORF or EILEEN E. BERNSTORF, trustees, or successor trustee(s) of the E. CRANSTON AND EILEEN E. BERNSTORF TRUST DATED** December 31 **, 1998, A Revocable Living Trust**, parties of the Second Part, grantee:

Grantee's mailing address: 6023 Cloverland Drive, Brentwood, TN 37027

0546779

IDENTIF. & REFERENCE

99 FEB -9 AM 8:19

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

BOOK 11332 PAGE 942

WITNESSETH, That the said 1st party of the First Part, for and in consideration of the sum of One Dollar ($1.00) and 0.00 other valuable considerations paid by the said 2nd party of the Second Part, the receipt of which is hereby acknowledged, does by these presents CONVEY AND QUIT CLAIM unto the said 2nd party of the Second Part, the following described Real Estate, situated in the County of Davidson and State of Tennessee, to-wit:

MAP NO: 172 PARCEL NO: 116

Beginning at a point in the southerly margin of Cloverland Drive, said point being Swain's northeasterly corner, thence, running with said margin of Cloverland Drive, south 85 degrees east 115.5 feet to Ray Petty's northwesterly corner; thence, with the line of said Ray Petty, south 7 degrees 30 minutes west 1,734.0 feet to a corner in the line of Frances Miller; thence, with the line of said Frances Miller, south 19 degrees west 206.0 feet; thence, north 85 degrees west with a fence line 822.4 feet to a point in the line of Jackson; thence, with the line of said Jackson for the next four calls as follows: north 10 degrees east 303.6 feet, north 14 degrees east 221.8 feet, north 16 degrees east 585.0 feet, north 26 degrees 30 minutes east 91.0 feet to a corner in the line of said Swain; thence, with the line of said Swain for the next two calls as follows: south 78 degrees east 532.2 feet, north 12 degrees east 823.0 feet, to the beginning, containing 23.32 acres, more or less, and being Tract #1 of a survey by Harold H. Cole, Surveyor, dated 6/4/71

Being the same land conveyed to E.C. Bernstorf and wife, Eileen E. Bernstorf by deed recorded in Deed Book 6522, Page 566 in the Register's Office of Davidson County, Tennessee

EXCEPTING THEREFROM: A Tract of Land in the Second Civil District of Nashville, Davidson County, Tennessee being located along the Southerly margin of Cloverland Drive (50'R.O.W.) and being 940' more or less Westerly from the centerline of Edmondson Pike (50'R.O.W.) and being more particularly described as follows:

Beginning at an Iron Pin in the Southerly margin of Cloverland Drive, said Iron Pin being the Northerly most corner of the W.H. Swain, et ux Tract as evidenced in Book 2542, Page 273, R.O.D.C., Tennessee, thence

1) With said Southerly margin of Cloverland Drive, S 85° 00' 00" E a distance of 65.50' to a point; thence
2) Leaving said margin of Cloverland Drive and severing the Lands of E.C. Bernstorf, et ux as evidenced in Book 6522, Page 566, R.O.D.C., Tennessee, S 7° 30' 00" W a distance of 1,416.34' to a point, thence
3) Continuing, N 84° 19' 01" W a distance of 244.11' to a point, thence
4) Continuing, S 7° 30' 00" W a distance of 516.00' to a point in the Northerly line of Raymond Barrett, et ux as evidenced in Book 5564, Page 585, R.O.D.C., Tennessee, thence
5) With Barrett's Northerly line, N 84° 19' 01" W a distance of 570.32' to a point in the Easterly line of Stonewall Jackson as evidenced in Book 2927, Page 67, R.O.D.C., Tennessee, thence
6) With Jackson's Easterly line, N 9° 41' 50" E a distance of 305.66' to a point, thence
7) Continuing, N 10° 34' 59" E a distance of 248.51' to a point, thence
8) Continuing, N 17° 10' 17" E a distance of 552.26' to a point, thence
9) Continuing, N 21° 54' 25" E a distance of 90.35' to a point in the Southerly line of said W.H. Swain Tract, thence
10) With Swain's Southerly line, S 77° 13' 47" E a distance of 534.74' to a point, thence
11) With Swan's Easterly line, N 12° 47' 09" E a distance of 822.42' to the point of beginning and containing 19.21 acres more or less.

Contained within this description is an easement granted to Tennessee Valley Authority.

Being the same property conveyed to Montessori Academy, Incorporated by deed recorded in Deed Book 8015, Page 118 on record in the Register's Office of Davidson County, Tennessee.

Grantor(s) hereby reserves a life estate in the above described premises.

Dated this 31 day of December, 1998.

Eileen E. Bernstorf
EILEEN E. BERNSTORF

E C Bernstorf
E. CRANSTON BERNSTORF, AKA E.C. BERNSTORF

STATE OF TENNESSEE
)
) SS:
COUNTY OF DAVIDSON
)

BOOK 11332 PAGE 943

ACKNOWLEDGEMENT

Personally came before me this 31st day of December 1998, the above named E. CRANSTON BERNSTORF, AKA E.C. BERNSTORF and EILEEN E. BERNSTORF, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Stephen L Meyer
Tennessee, Notary Public
Davidson County, Tennessee
My Commission Expires 5-26-02

This instrument was drafted by Nationwide Legal Service. Of Counsel: Stephen L. Meyer, Attorney-at-Law
1112 Draughon Avenue, Nashville, Tennessee 37204

Send tax bills and return deeds E. CRANSTON AND EILEEN E. BERNSTORF, 6023 Cloverland Drive, Brentwood, TN 37027

EXEMPT FROM TRANSFER TAX UNDER TENNESSEE CODE ANNOTED
67-4-409a3F