THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
2700 First American Center
Nashville, Tennessee 37238
Doc. 666665 02/11/99 gh

EXECUTOR'S QUITCLAIM DEED

BOOK 11370 PG. 177

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Steven Irwin Geringer, Michael Edward Geringer, and Judy Sue Geringer, Co-Trustees of the Family Trust u/w/o Bernard Geringer 5915 East Via del Cielo Paradise Valley, Arizona 85253	SAME	Map 91-13 Parcels 328, 329 and 340

WHEREAS, Bernard Geringer died testate on March 31, 1998, survived by his wife, Ethel M. Geringer, and leaving a Last Will and Testament dated November 21, 1996, which has been probated and is properly recorded in Will Book 219, page 605, Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Steve Irwin Geringer, Michael Edward Geringer and Judy Sue Geringer are the duly qualified and acting Co-Executors of the Estate of Bernard Geringer; and

WHEREAS, Bernard Geringer owned a sixty percent (60%) undivided interest in the real properties described on Exhibit A hereto at the time of his death; and

WHEREAS, the Will of the said Bernard Geringer directs that a portion of his residuary estate be allocated to the Family Share and distributed to the Trustee of the Family Trust and that the remaining portion of the residuary estate be allocated to the Marital Share and distributed to his spouse, Ethel M. Geringer; and

WHEREAS, the said Will vests the power and responsibility in the Co-Executors for allocating the assets of the decedent's residuary estate between the said Family Share and the said Marital Share; and

WHEREAS, the Co-Executors have determined that pursuant to the powers vested in the Co-Executors, all of the said real properties should be allocated to the Family Share and held by the Trustee of the Family Trust established under said Will; and

NOW, THEREFORE, FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, STEVE IRWIN GERINGER, MICHAEL EDWARD GERINGER and JUDY SUE GERINGER, by these presents do hereby quitclaim and convey all of their right, title and interest as Co-Executors of the Estate of Bernard Geringer in and to the properties located in Davidson County, Tennessee, all as more particularly described on Exhibit A attached hereto, to STEVE IRWIN GERINGER, MICHAEL EDWARD GERINGER and JUDY SUE GERINGER AS CO-TRUSTEES OF THE FAMILY TRUST established under the Last Will and Testament of Bernard Geringer, deceased, and their successors in trust, with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary.

The descriptions on Exhibit A hereto are the same as that contained in the prior deed.

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

These are improved properties known as 6011 Charlotte Pike, 6009 Charlotte Pike and Lenox Avenue in Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 17 day of February, 1999.

Steven Irwin Geringer, Co-Executor
of the Estate of Bernard Geringer

Michael Edward Geringer, Co-Executor
of the Estate of Bernard Geringer

Judy Sue Geringer, Co-Executor
of the Estate of Bernard Geringer

STATE OF ARIZONA)

COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Steven Irwin Geringer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as a Co-Executor of the Estate of Bernard Geringer for the purposes therein contained.

WITNESS my hand, at office, this 17 day of February, 1999.

Notary Public

My Commission Expires:

Jan. 24, 2002

BONITA J. MIZRAHI
Notary Public - Arizona
Maricopa County
My Comm. Expires Jan 24, 2002

STATE OF FLORIDA)

COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael Edward Geringer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as a Co-Executor of the Estate of Bernard Geringer for the purposes therein contained.

WITNESS my hand, at office, this 25 day of February, 1999.

Therese M. Bade
Notary Public

My Commission Expires:

6-13-2002

Therese M. Bade
Commission # CC 747294
Expires June 13, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

STATE OF OHIO)

COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Judy Sue Geringer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as a Co-Executor of the Estate of Bernard Geringer for the purposes therein contained.

WITNESS my hand, at office, this 22 day of February, 1999.

Notary Public

My Commission Expires:

NEAL D. FRANKLIN
Notary Public, State of Ohio
My Commission Expires June 15, 2003

STATE OF ARIZONA)

COUNTY OF Maricopa)

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

Steven Irwin Geringer, Co-Trustee
of the Family Trust created
under the Will of Bernard
Geringer

Subscribed and sworn to before me
this 17 day of February, 1999.

Notary Public

My Commission Expires:

Jan. 24. 2002

BONITA J. MIZRAHI
Notary Public - Arizona
Maricopa County
My Comm. Expires Jan 24, 2002

EXHIBIT A

Tract 1

Land in Davidson County, Tennessee, being Lot No. 5 on the unrecorded Plan showing Subdivision No. 6 of the John B. Cowden's Property, and described according to a copy of a survey made March 11, 1950, by Norris H. Hickerson, Surveyor, as follows: BEGINNING at a point in the north margin of Lenox Street, at the corner of Lots Nos. 5 and 6; thence with the line between said lots, North 10 degrees West 126.5 feet to the south line of Lot No. 5 of Subdivision No. 5; thence along the line of said lots, southwesterly 61.8 feet to a corner of Lot No. 4 of said Subdivision No. 6; thence with the line between Lots Nos. 4 and 5, south 9 degrees 46' East 112.5 feet to the north margin of Lenox Street; thence with the margin of the same, North 80 degrees East 59.5 feet to the point of beginning.

Being a part of the same property conveyed to Bernie Geringer, a/k/a Bernard Geringer (as to a 60% undivided interest) and Ethel M. Geringer (as to a 40% undivided interest) as tenants-in-common by deed of record at Book 5427, page 001, Register's Office for Davidson County, Tennessee.

Tract 2

Land in the 8th Civil District of Davidson County, TN, being Lot No. 6 on the unrecorded Map showing the Subdivision VI of the John B. Cowden Property, as follows: BEGINNING at a point in the north margin of Lenox Street at the corner of Lots Nos. 5 and 6; thence with the line between said lots, North 10° West 126.5 feet to a point; thence northeasterly 60.6 feet to a corner of Lot No. 7; thence with the line between Lots No. 6 and 7, South 9° East 139 feet to the north margin of Lenox Street; thence with the margin of the same, South 80° West 56.8 feet to the point of beginning.

Being a part of the same property conveyed to Bernie Geringer, a/k/a Bernard Geringer (as to a 60% undivided interest) and Ethel M. Geringer (as to a 40% undivided interest) as tenants-in-common by deed of record at Book 5427, page 001, Register's Office for Davidson County, Tennessee.

Tract 3

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of John B. Cowden's First Subdivision of the 49 acre tract, not of record, described according to a survey made by John M. Sullivan, Surveyor, January 21, 1946 as follows: BEGINNING on the southerly margin of Charlotte Road, at a point 227.1 feet east of the easterly margin of Cowan Avenue, said point being the corner of Lots Nos. 5 and 6; thence with the southerly margin of said Road, eastwardly 89.4 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, southwardly 187 feet; thence South 66 degrees 28' West 88.9 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, northwardly 187 feet to the point of beginning.

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Being a part of the same property conveyed to Bernie Geringer, a/k/a Bernard Geringer (as to a 60% undivided interest) and Ethel M. Geringer (as to a 40% undivided interest) as tenants-in-common by deed of record at Book 5427, page 001, Register's Office for Davidson County, Tennessee.

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IDENTIF. ↑ REFERENCE

99 MAR -5 AM 10:06

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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