Davidson County DEEDQC
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20020326-0036828

QUITCLAIM DEED

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

FROM: Willo C. Tune, Trustee U/A/D May 5, 1994 of the Tune Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto.

TO: Willo C. Tune, Trustee U/A/D July 22, 2001 of the Tune Residuary Trust and any Successors in Trust.

MAP/PARCEL NUMBER: 93-15/5

Name and Address of Property Owner: Willo C. Tune
428 Cumberland Place
Nashville, TN 37215

Send Tax Bills To: (SAME)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The Actual Consideration for this transfer is: No Monetary Consideration

Willo C. Tune
Affiant

Subscribed and sworn to before me, this date: FEB 2 6 2002

Notary Public My Commission Expires: Nov. 26, 2005

I hereby QUITCLAIM to Willo C. Tune, Trustee, and any Successor Trustees thereto, U/A/D July 22, 2001 and any amendments thereto, all interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Land in Nashville, Davidson County, Tennessee, and being part of Lot 45 on the Barrow Grove Plan as of record in book "S", Page 279, Register's Office of Davidson County.

Beginning at a P.K. nail in the westerly margin of Fourth Avenue, South and the northerly margin of Ash Street thence with the northerly margin of Ash Street, South 43 degrees, 04 minutes, 08 seconds West 128.82 feet to an iron pin in the northerly margin of Lafayette Street; Thence North 85 degrees, 29 minutes, 54 seconds, West 57.41 feet to an iron pin; Thence North 45 degrees, 53 minutes, 18 seconds West 17.53 feet to an iron pin; Thence North 43 degrees, 54 minutes, 16 seconds, East 164.69 feet to an iron pin; Thence South 46 degrees, 33 minutes, 55 seconds, East 60 feet to the point of beginning

(Description continued on back)

containing 9282.381 square feet or 0.213 acres. Pursuant to survey by Volunteer Surveying, David P. Blackman, RLS.

Being the same property purchased by August Nickel from W.J.J. Yarbrough, et ux of record in book 481, page 96, Register's Office of Davidson County, Tennessee. August Nickel having died testate and devised by will probated January 3, 1923 of record in probate file number 7610 to Clayanne Nickel for life and upon her death, to Emma Helen Nickel, Daisy Ida Nickel and Carrie Ursula Nickel, each a one-third (1/3rd), undivided interest with Emma Helen Nickel's interest being held in trust for life with the remainder to Daisy Ida Nickel and Carrie Ursula Nickel. Emma Helen Nickel deceased on October 1, 1956 (death certificate no. 56-2247, Davidson County, Tennessee) leaving Daisy Ida Nickel and Carrie Ursula Nickel, now Carrie Ursula Nickel Tune, as owners of one-half (1/2) undivided interest each as tenants in common. Daisy Ida Nickel having died on April 13, 1979 (death certificate no. 79-010359) a single woman, never married, without issue intestate leaving Carrie Ursula Nickel Tune her one-half (1/2) undivided interest as her sole, surviving heir.

Carrie Ursula Nickel Tune having died testate (Probate No. 67897) on the 16th day of July, 1979 in Nashville, County of Davidson, Tennessee, devising said property to William Nickel Tune, Walter C. Tune, Jr. and Douglas B. Tune each on undivided one-third (1/3rd) interest as tenants in common. Douglas B. Tune having since died testate (Probate No. 93P613) leaving his one-third (1/3rd) undivided interest as tenants in common to his wife, Ann Butrum Tune. There are no debts or encumbrances remaining unpaid which are or might become a lien on said property. Walter C. Tune, Jr. having deeded is one-third (1/3rd) undivided interest as tenants in common to William Nickel Tune by deed of record in Book 10373, Page 250, Register's Office for Davidson County, Tennessee. William Nickel Tune having deceased on July 22, 2001.

Note: It is the intention of the Grantor by this deed to transfer ownership of the herein described property to the Grantee in order to place said property into a Revocable Inter-vivos ("Living") Trust.

This unimproved/improved property is known as: 727, 729 Fourth Avenue South, Nashville, TN 37203

Witness my hand on FEB 2 6 2002.

Willo C. Tune

GRANTOR: WILLO C. TUNE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Allison L. Word, a Notary Public in and for said County and State, the within named Willo C. Tune, Trustee U/A/D May 5, 1994, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on FEB 2 6 2002.

Allison L. Word
Notary Public

My Commission Expires: Nov. 26, 2005