Record and Return Mail To:
This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC (RTC)
Attorneys at Law
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

Davidson County DEEDQC
Recvd: 10/18/02 16:20 4pgs
Fees:22.00 Taxes:0.00
20021018-0128513

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Carl R. Ivens and **Regina D. Ivens,** Co-Trustees Family (Credit Shelter) Trust U/A dated May 24, 1996, and **Virginia G. Ivens,** Trustee Ivens Family Revocable Living Trust Agreement dated May 24, 1996, and **Virginia G. Ivens,** Individually 6334 N. Clearview Drive Murfreesboro, Tennessee 37129	Same	Map No. 119-5 P/O Parcel. 237

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **HVRCI, L. P., a Tennessee Limited Partnership** ("Grantor") this day bargained and sold, and hereby quitclaims, conveys and transfers unto **CARL R. IVENS and REGINA D. IVENS, Co-Trustees Family (Credit Shelter) Trust U/A dated May 24, 1996** a twenty-four point ninety-one (24.91%) percent interest as Tenants in Common; and to **VIRGINIA G. IVENS, Trustee Ivens Family Revocable Living Trust Agreement dated May 24, 1996** a seventy-three point zero nine (73.09%) percent interest as Tenant in Common; and to **VIRGINIA G. IVENS, Individually** a two (2%) percent interest as Tenant in Common ("Grantees"), all of its interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lots Nos. 177, 178 and 179 on the Map of the re-subdivision of Lots Nos. 3, 4, 5 and 6, Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for said County; said parts of Lots Nos. 177, 178 and 179 front together 50 feet on the southerly side of Elberta Street and run back between parallel lines with the easterly margin of Foster Street, 156 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following property: Being a strip of land fronting 8 feet on the easterly margin of Foster Avenue and running back between parallel lines 50 feet to a line measuring 8 feet thereon. Said land is the southerly 8 feet facing Foster Avenue of Lot No. 177 on the Map of the re-subdivision of Lots Nos. 3, 4, 5 and 6, Cumberland Nurseries, as of record in Book 332, page 148, said Register's Office, more particularly described as being a portion of Lot No. 177 on the Map of the re-subdivision of Lots Nos. 3, 4, 5 and 6, Cumberland Nurseries, commencing at the westerly common corner of Lots Nos. 176 and 177; thence northerly along the easterly margin of Foster Avenue a distance of 8 feet; thence easterly a distance of 50 feet; thence southerly a distance of 8 feet; thence westerly along the common line of Lots Nos. 176 and 177, a distance of 50 feet to the point of origin. (Description from prior deed)

This is improved property known as 2506 Foster Avenue, Nashville, Tennessee.

Being the same property conveyed to HVRCI, L. P., a Tennessee Limited Partnership by deed from Henry L. Ivens and wife, Virginia G. Ivens of record in Deed Book 10063, page 349, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes its signature on this the 11th day of October, 2002.

HVRCI, L. P.

FAMILY (Credit Shelter)
TRUST U/A dated May 24, 1996
(General & Limited Partner)

BY: Carl R. Ivens
CARL R. IVENS, Co-Trustee

BY: Regina D. Ivens
REGINA D. IVENS, Co-Trustee

IVENS FAMILY REVOCABLE LIVING
TRUST AGREEMENT dated May 24, 1996
(General & Limited Partner)

BY: Virginia G. Ivens
VIRGINIA G. IVENS, Trustee

Virginia G. Ivens
VIRGINIA G. IVENS, Individually
(General Partner)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Carl R. Ivens
Affiant

Sworn to and subscribed to before me, this the 11th day of October 2002.

Notary Public

My Commission Expires:
March 29, 2003

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared **CARL R. IVENS**, to me known or proved to me on the basis of satisfactory evidence, and who, upon oath, declared himself to be **Co-Trustee of the Family (Credit Shelter) Trust U/A dated May 24, 1996**, and who acknowledged that he as said Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained and expressed by signing the name of the Trust by himself as Co-Trustee.

Witness my hand and seal this 11th day of October, 2002.

Notary Public

My Commission Expires: March 29, 2003

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared **REGINA D. IVENS**, to me known or proved to me on the basis of satisfactory evidence, and who, upon oath, declared herself to be **Co-Trustee of the Family (Credit Shelter) Trust U/A dated May 24, 1996**, and who acknowledged that she as said Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained and expressed by signing the name of the Trust by herself as Co-Trustee.

Witness my hand and seal this 11th day of October, 2002.

Notary Public

My Commission Expires: March 29, 2003

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared **VIRGINIA G. IVENS**, to me known or proved to me on the basis of satisfactory evidence, and who, upon oath, declared herself to be **Trustee of the Ivens Family Revocable Living Trust Agreement dated May 24, 1996**, and who acknowledged that she as said Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained and expressed by signing the name of the Trust by herself as Trustee.

Witness my hand and seal this 11th day of October, 2002.

Notary Public

My Commission Expires: March 29, 2003

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared **VIRGINIA G. IVENS**, to me known or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument and acknowledged that it was executed as her free act and deed.

Witness my hand and seal this 11th day of October, 2002.

Notary Public

My Commission Expires: March 29, 2003