Davidson County DEEDQC
Recvd: 11/01/02 08:34 2pgs
Fees:12.00 Taxes:0.00
20021101-0133901

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

COMMO... OF TE... 333 GALLATIN RD. SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
LEE F. KRAMER, M.D.	MAP034-07, PARCEL 21
321 SHEPHERD HILLS DRIVE	
MADISON, TN 37115	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

There is no actual consideration or value for this transfer this 20th day of September, 2002.

AFFIANT

Sworn to and subscribed before me this 20th day of September 2002.

NOTARY PUBLIC

My commission expires: 7/29/06

KRISTIE TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, I, JANET MAE KRAMER TOWNSEND, AS DAUGHTER AND AS SUCCESSOR CO-TRUSTEE PURSUANT TO THE PROVISION SET FORTH IN ARTICLE VIII(C) OF THE LEE F. KRAMER, M.D., ET UX, HAZEL CHRISTINE KRAMER JOINT REVOCABLE LIVING TRUST AGREEMENT AND AS ONE OF THE THREE BENEFICIARIES OF THE 'FAMILY TRUST' SET FORTH THEREIN, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto LEE F. KRAMER, M.D., his successors, heirs and assigns, IN HIS SOLE AND SEPARATE CAPACITY, and all of my right, title and interest in and to that certain tract of land in Davidson County, Tennessee, being more particularly described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey dated June 23, 1958, by Cantrell, Connell & Morrison, Engineers, as follows:

Beginning at a concrete monument in the northeasterly margin of Shepherd Hills Drive, at the most southerly corner of Lot No. 55 on Shepherd Hills, Section II, not of record; thence with the line between this lot and Lot NO. 55 northeasterly 300 feet to a point; thence south 43 deg. 02' east 193.5 feet to a point; said point being the northeasterly corner of a lot that was conveyed to Hand; thence along Hand's northerly line

southwesterly 260 feet, more or less, to the northeasterly margin of Shepherd Hills Drive; thence with the margin of said Drive north 56 deg 05' west 133.3 feet to the point of beginning.

Being the same property conveyed unto Lee F. Kramer, M.D. and Hazel Christine Kramer, Trustees of the joint revocable living trust, dated August 24, 1999, by Warranty Deed from Lee F. Kramer, M.D., and wife, Hazel Christine Kramer, of record in Book 11640, page 31, Register's Office for Davidson County, Tennessee. Said Warranty Deed inadvertently and incorrectly named Lee F. Kramer, M.D. and Hazel Christine Kramer as Trustees of said trust when they were actually the Trustors of said trust. Hazel Christine Kramer subsequently died on 5/9/01 and the remaining Trustor is Lee F. Kramer, M.D. The correct Co-Trustees pursuant to said Trust Agreement are Cleston Daniels, C.P.A., and David Bicknell, which parties have executed quitclaim deeds to the above-described property to Lee F. Kramer, M.D., simultaneously herewith.

This is improved property known as 321 Shepherd Hills Drive, Madison, TN 37115.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand and seal on this the 30th day of September, 2002.

Janet Mae Kramer Townsend
JANET MAE KRAMER TOWNSEND,
SUCCESSOR CO-TRUSTEE AND
BENEFICIARY

STATE OF Tennessee :

COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET MAE KRAMER TOWNSEND, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison Tennessee, on this the 30th day of September, 2002.

KRISTIE TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

notary public

My commission expires: 7/29/06