Davidson County DEEDQC
Recvd: 11/01/02 08:37 2pgs
Fees:12.00 Taxes:0.00
20021101-0133902

COMMERCIAL TITLE AGENCY
333 GALLATIN RD. SOUTH
MADISON, TN 37115

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD 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 25 day of October, 2002.

AFFIANT

Sworn to and subscribed before me this 25th day of October 2002.

NOTARY PUBLIC

My commission expires: 5/30/2004

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, CAROL ROSE KRAMER BICKNELL, 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, and her husband, DAVID BICKNELL, CO-TRUSTEE OF THE LEE F. KRAMER, M.D., ET UX, HAZEL CHRISTINE KRAMER JOINT REVOCABLE LIVING TRUST AGREEMENT, hereinafter referred to as GRANTORS, 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 our 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 21st day of October, 2002.

Carol Rose Kramer Bicknell

CAROL ROSE KRAMER BICKNELL, SUCCESSOR CO-TRUSTEE AND BENEFICIARY

David O. Bicknell

DAVID BICKNELL, CO-TRUSTEE

STATE OF California:
COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL ROSE KRAMER BICKNELL, 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 Santa Clara, California, on this the 21st day of October, 2002.

Joy Bender

notary public

My commission expires: 6-26-04

JOY BENDER
Commission # 1268970
Notary Public - California
Santa Clara County
My Comm. Expires Jun 26, 2004

STATE OF California:
COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID BICKNELL, 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 Santa Clara, California, on this the 21st day of October, 2002.

Joy Bender

notary public

My commission expires: 6-26-04

JOY BENDER
Commission # 1268970
Notary Public - California
Santa Clara County
My Comm. Expires Jun 26, 2004