THIS INSTRUMENT WAS PREPARED BY:
R. Horton Frank, III
Stewart, Estes & Donnell
SunTrust Center, Suite 1401
424 Church Street
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 02/20/03 15:12 2pgs
Fees:12.00 Taxes:0.00
20030220-0022688

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Rebecca H. Talbot and
Jana D. Talbot, Co-Trustees
2 Music Circle South
Nashville, TN 37203

Same

Map No. 93-13
Par. No. 325

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Rebecca H. Talbot, Executrix of the Estate of Joe H. Talbot, III, hereinafter called the grantor, do hereby quitclaim, transfer and convey unto Rebecca H. Talbot and Jana D. Talbot, Co-Trustees of the Terminable Interest Trust under the Will of Joe H. Talbot, III, deceased, its successors and assigns, thirty-nine percent (39%) of the right, title, and interest of the Estate of Joe H. Talbot, III in and to the following tract or parcel of land, together with all improvements constructed thereon, and do hereby quitclaim, transfer and convey unto Rebecca H. Talbot and Jana D. Talbot, Co-Trustees of the Residuary Trust under the Will of Joe H. Talbot, III, deceased, its successors and assigns, the remaining sixty-one percent (61%) of the right, title, and interest of the Estate of Joe H. Talbot, III in and to a the same tract or parcel of land, together with all improvements constructed thereon, as tenants in common, which tract or parcel of land is located in Davidson county, state of Tennessee, and is more fully described as follows to wit:

Parcel One

Beginning for the same at a point in the North side of Hawkins Street distant westerly 108 feet from a point where the prolongation of the northern most line of Hawkins Street extended easterly would intersect with the western most line of the prolongation of 15th Avenue South; thence North 9 deg. 5' 00" east 205 feet to the south side of an alley 20 feet wide there situate; thence south 82 deg. 7' 00" east 100 feet along the south side of said alley; thence south 9 deg. 5' 00" west 175.27 feet to a point intersecting an arc and thence along a curve to the right (radius equals 60 feet) south 59 deg. 34' 33" east 63.39 feet to the North line of Hawkins Street; thence North 82 deg. 8' 00" west 49.5 feet along the North side of Hawkins Street to the point of beginning.

Parcel Two

Being part of Lot No. 36 on the Plan of Sigler's Addition, of record in Plat Book 1, page 4, Register's Office for Davidson County, Tennessee described according to a survey made by Barge, Waggoner and Sumner, Engineers, dated May 26, 1971, as revised May 28, 1971, as follows:

Beginning at a point in the west margin of 15th Avenue South; thence with said Avenue, South 9 deg. 19' West, 138.5 feet to a point; the beginning of a curve to the right having a radius of 60 feet; thence around said curve 29.92 feet to a point; thence leaving said Avenue, North 9 deg. 05' East, 174.9 feet to a point in the south margin of an alley; thence with a curve having a radius of 7.83 feet a distance of 12.50 feet to the point of beginning.

Being part of the same property conveyed to Joe H. Talbot, III by Deed from Talwood Enterprises, a partnership composed of Joe H. Talbot, III and Ronald O. Yearwood, of record in Book 7917, Page 564, Register's Office for Davidson County, Tennessee and being the same property passing under the Last Will and Testament of Joe H. Talbot, III, of record in Will Book 235, page 280 in the office of the Clerk of the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee in In re: Estate of Joe H. Talbot, III, deceased, docket number 00P-830.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property, known as 2 Music Circle South, Nashville, Tennessee 37203.

Grantor and the grantees each acknowledge to the other that this instrument is executed and delivered by an Executrix to implement a testamentary devise as provided in T.C.A. § 67-4-409(a)(3)(D).

Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20 day of February, 2003.

Rebecca H. Talbot

Rebecca H. Talbot, Executrix of the Estate of Joe H. Talbot, III, deceased.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 2003.
Deputy Register

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Mary Teresa Cordrey, a Notary Public in and for said County and State, personally appeared the within named Rebecca H. Talbot, Executirx of the Estate of Joe H. Talbot, III, the bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she, as Grantor, executed the foregoing instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of February, 2003.

Mary Teresa Cordrey
Notary Public

My commission expires: 11-25-06

MARY TERESA CORDREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

197662