This instrument prepared by: JOHN R. REYNOLDS (#2522), Attorney
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Davidson County DEEDQC
Recvd: 03/26/03 14:50 5pgs
Fees:27.00 Taxes:0.00
20030326-0039879

SUCCESSOR TRUSTEES' QUITCLAIM DEED

Address New Owner(s) as follows: RAYMOND Y. THOMASSON, et al, No. 51, 3901 West End Avenue, Nashville TN 37205

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. 86-1-79, Field Book No. 4D-32402.

THIS QUITCLAIM DEED is made and entered into on this 27th day of September 2002, by and between **JAMES N. THOMASSON, JR., RAYMOND Y. THOMASSON** and **NANCY T. CAIN, Successor Trustees under the Last Will and Testament of W. D. THOMASSON, SR., deceased,** hereinafter referred to as Grantors, and **JAMES N. THOMASSON, JR., RAYMOND Y. THOMASSON** and **NANCY T. CAIN**, hereinafter referred to as Grantees, their heirs and assigns.

W I T N E S S E T H: THAT

WHEREAS, WALTER DeBRUE THOMASSON, hereinafter referred to as "Testator" died testate on 18 February 1948, and his Will dated 11 April 1946, was duly admitted to probate and filed in the Probate Court for York County, South Carolina, as shown of record in Book C, page 475, said Clerk's Office; and

WHEREAS, under the terms of said Last Will and Testament all real property of the Testator was devised to a Trust for the life of the Testator's wife, EULA BIGGERS THOMASSON, and upon her death, the entire estate or so much thereof as remained in the hands of the Trustees was to be divided among the three (3) children of the Testator, to wit: **JAMES THOMASSON, W. D. THOMASSON, JR., and MARTHA THOMASSON**, in equal shares, share and share alike; and

WHEREAS, said Last Will and Testament provided further as follows, to-wit:

> "If either of my above-named children die prior to the death of my wife, Eula Biggers Thomasson, leaving a child or children surviving them, said child or children shall take the portion devised to their deceased parents. And should any of my said three children die prior to the death of my wife, Eula Biggers Thomasson, no living children surviving them, their share shall be equally divided among my children living at the time of the death

of my wife, including the children surviving any predeceased children, such children to represent their deceased parents;" and

WHEREAS, Eula Biggers Thomasson died testate on 19 September 2002, a resident of York County, South Carolina, and her Last Will and Testament has been duly admitted to probate and filed with the Probate Court of York County, South Carolina, under Case No. 2002 ES 4600886; and

WHEREAS, W. D. THOMASSON, JR., a resident of Gaston County, North Carolina, predeceased Eula Biggers Thomasson in February 1963, leaving no children; and

WHEREAS, MARTHA THOMASSON, a resident of York County, South Carolina, predeceased Eula Biggers Thomasson on 21 December 1996, leaving no children; and

WHEREAS, JAMES THOMASSON, a resident of Nashville, Davidson County, Tennessee, predeceased Eula Biggers Thomasson, on 03 March 1981, leaving the following children, to-wit: James N. Thomasson, Jr., Raymond Y. Thomasson and Nancy T. (Thomasson) Cain; and

WHEREAS, JAMES N. THOMASSON, JR., RAYMOND Y. THOMASSON and **NANCY T. (THOMASSON) CAIN** are the sole remainder beneficiaries under the Trust established under the Last Will and Testament of Testator and presently serve as Successor Trustees of said Trust having been so appointed by Order of the Probate Court for York County, South Carolina, on 13 January 1997; and

WHEREAS, JAMES N. THOMASSON, JR., RAYMOND Y. THOMASSON and **NANCY T. (THOMASSON) CAIN**, are vested with a certain tract or parcel of land in **Davidson** County, State of Tennessee, located at and known as **111 Bonnabrook Drive, Hermitage, Davidson County, Tennessee 37076**, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof; and

WHEREAS, in accordance with the terms of the Trust the Trust terminated upon the death of Eula Biggers Thomasson and the Grantees herein are the residual beneficiaries of said Trust;

NOW, THEREFORE, for and in consideration of the sum of One ($1.00) Dollar, the receipt and adequacy of which are hereby acknowledged, and other good and valuable considerations,

including the termination of the W. D. Thomasson, Sr., Testamentary Trust, to **JAMES N. THOMASSON, JR., RAYMOND Y. THOMASSON** and **NANCY T. CAIN, Successor Trustees under the Last Will and Testament of W. D. THOMASSON, SR., deceased**, Grantors do hereby remise, release, grant, quitclaim and convey unto Grantees, **JAMES N. THOMASSON, JR., RAYMOND Y. THOMASSON** and **NANCY T. CAIN**, their heirs and assigns forever, all right, title and interest they have in and to that certain real property being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, subject to the same limitations, restrictions and encumbrances as may affect the premises.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Trustees' Quitclaim Deed on the 27th and September 2002.

THE REST OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONARLLY.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 100

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 **DAY OF** March **20**03.

Deputy Register

NOTE: THIS DEED TO IMPLEMENT A TESTAMENTARY DEVISE IS EXEMPT FROM RECORDATION TAX. *TENNESSEE CODE ANNOTATED, SECTION 67-4-409(a)(3)(D).*

WITNESS our hands this 27th day of September, 2002:

Raymond Y. Thomasson, as successor Trustee
under the Will of W. D. Thomasson, Sr., deceased

James N. Thomasson, Jr., as successor Trustee
under the Will of W. D. Thomasson, Sr., deceased

Nancy T. Cain, as successor Trustee
under the Will of W. D. Thomasson, Sr., deceased

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

I, Susan Y. Campbell, a Notary Public in and for said County and State, do hereby certify that **Raymond Y. Thomasson, James N. Thomasson, Jr., and Nancy T. Cain** each personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 27th day of September, 2002

Notary Public for South Carolina
My commission expires: 07/02/2006
[NOTARIAL SEAL]

SUSAN Y. CAMPBELL NOTARY PUBLIC SOUTH CAROLINA

EXHIBIT A

Map and Parcel No. **86-1-79**
Field Book No. **4D-32402**

Land in Davidson County, Tennessee, and being Lot No. 2 of the Re-subdivision of Lot No. 2 of the Plan of Hermitage Professional Mall, according to a survey of Michael V. Holmes, Surveyor, dated 11/22/78, and shown of record in Plat Book 5210, page 143, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to **JAMES N. THOMASSON, JR., RAYMOND Y. THOMASSON and NANCY T. CAIN, Successor Trustees under the Last Will and Testament of W. D. Thomasson, Sr., deceased,** and shown of record in Book **10977**, page **543**, Register's Office for **Davidson** County, Tennessee.

Together with two (2) separate Easements for ingress and egress and rights of way from Bonnabrook Drive, across Lot No. 1, to and from Lot No. 2, both on the Resubdivision of Lot No. 2 of the Plan of Hermitage Professional Mall, as shown of record in Plat Book 5210, page 143, said Register's Office, to which reference is hereby made for more complete and accurate descriptions.

Being the same Easements vested in the previous owners by an Easement and Grant of Right of Way as shown of record in Book 5442, page 628, Register's Office for Davidson County, Tennessee.

Being the same Easements conveyed to WILLIAM E. LISENBY (90%), WILLIAM H. SHAW, JR. and LARRY J. BAUGH (5% EACH), by deed from DON M. MARTIN and CHARLES H. WAMPOLD, JR., dated 01 July 1982, recorded 30 July 1982, and shown of record in Book **5917**, page **173**, Register's Office for **Davidson** County, Tennessee.

Together with that certain "Ingress Egress Esmt." identified on the "Reserved Parcel" of the Resubdivision of Lot No. 2 of Hermitage Professional Mall as shown of record in Plat Book 5210, page 143, Register's Office for Davidson County, Tennessee, and being the same Easement conveyed to WILLIAM E. LISENBY, WILLIAM H. SHAW, JR. and LARRY J. BAUGH by Deed Granting Easement from Charles A. Burdeshaw, and shown of record in Book **10977**, page **543**, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This is **improved** property located at and known as **111 Bonnabrook Drive, Hermitage, Davidson County, Tennessee 37076.**

This Successor Trustees' Deed implements a testamentary devise which is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a)(3)(D).***