Davidson County DEEDQC
Recvd: 10/31/03 13:58 4pgs
Fees:22.00 Taxes:0.00
20031031-0160275

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
2700 AmSouth Center, 315 Deaderick
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map and Parcel Nos.
Estate of Mary N. Ganier, Deceased c/o Mary G. McGrath, Executrix 44 Oak Ridge Road West Lebanon, NH 03784	Same	Map 102, Parcel 22 Map 102, Parcel 23 Map 102, Parcel 24

WHEREAS, by Deed dated November 13, 1929, of record in Book 855, page 196, Register's Office of Davidson County, Tennessee, and by Deed dated May 25, 1932, of record in Book 904, page 614, Register's Office for Davidson County, Tennessee (collectively, the "Deeds"), J.W. Napier conveyed real property including those tracts described on attached Exhibit A, which is incorporated herein by reference (collectively, the "Property") to his wife, Mary C. Napier for the term of her natural life, and to Commerce Union Bank, Trustee, its successors and assigns ("Trustee"), in trust for the following purposes and none other, To Wit:

> "My wife, Mary C. Napier shall have the right to occupy and use said land or lease the same for her maintenance and support for and during the term of her natural life, and at her death the title to said property shall pass to the Commerce Union Bank as Trustee for the use and benefit of my daughter, Mary Campbell Napier, until she becomes thirty five (35) year of age, at which time the Trust shall cease, and the said Commerce Union Bank or its successors are hereby directed to convey a fee simple title to said property to my daughter, Mary Campbell Napier, upon her becoming thirty five (35) years of age."

WHEREAS, by Order of the County Court of Davidson County, Tennessee (No. 36480), filed on January 2, 1957 and recorded in Book 3070, page 506, Register's Office of Davidson County, Tennessee, Commerce Union Bank resigned as Trustee under the Trust established under the aforesaid Deed and Albert F. Ganier, Jr. was appointed successor Trustee and title to the Property was divested from Commerce Union Bank as Trustee and vested in Albert F. Ganier, Jr, as successor Trustee ("Successor Trustee");

WHEREAS, Mary Campbell Napier Ganier, being one and the same as Mary Campbell Napier, achieved the age of thirty-five (35) in the year 1954, but no deed, recorded or unrecorded, has been found conveying title to the Property to her by either Commerce Union Bank as Trustee or Albert F. Ganier, Jr. as successor Trustee, as required by the Deeds;

WHEREAS, Mary Campbell Napier Ganier died testate on May 18, 2003, and accordingly conveyance of the Property to her estate by the Successor Trustee is required in

order to comply with the direction of the Deeds and in order to administer the estate of Mary Campbell Napier Ganier;

WHEREAS, Mary N. McGrath is the Executrix of the Estate of Mary Campbell Napier Ganier as evidenced by Letters Testamentary issued on May 22, 2003 pursuant to an Order issued by the Seventh Circuit Court for Davidson County, Tennessee dated May 22, 2003.

NOW, THEREFORE, in consideration of the foregoing, I, Albert F. Ganier, Jr, Successor Trustee, hereby quitclaim and convey unto the Estate of Mary Campbell Napier Ganier by and through Mary N. McGrath, Executrix, her successors and assigns ("Grantee") all of my right, title and interest in and to the Property;

I, Albert F. Ganier, Jr., Successor Trustee, also hereby quitclaim and convey to Grantee all of my right, title and interest as Successor Trustee in and to certain land lying in Davidson County, Tennessee, being Lots 12, 13, 14, 15, 16, 17, 18 and 19 in the Subdivision of Mt. Hickory, a plan of which is recorded in Book 332, page 68, Register's Office of Davidson County, Tennessee, being all of the land originally conveyed by the Deeds to Mary C. Napier and Commerce Union Bank, Trustee.

WITNESS my hand as Successor Trustee on this 29 day of October, 2003

Albert F. Ganier, Jr., Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Albert F. Ganier, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as Successor Trustee.

WITNESS my hand, at office, this 29th day of October, 2003.

Notary Public

My commission Expires: 11-29-03

SHAW C. HARRISON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE COMMISSION EXPIRES 11/29/2003

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $ZERO.

Mary M. McGrath, Executrix

Mary M. McGrath, Executrix and Affiant

Sworn to and subscribed before me this 25th day of October, 2003.

Shaw C. Harrison

Notary Public

My commission Expires: 11-29-03

SHAW C. HARRISON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE
MY COMMISSION EXPIRES 11/29/2003

EXHIBIT A

TRACT I: (Tax I. D. No. 102/22)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Mary Napier Ganier, et al. property, as shown on plat recorded in Book 4675, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of subject property.

Being a portion of the same property conveyed to Mary C. Napier and Commerce Union Bank, as Trustee, by deed recorded in Book 904, page 614, Register's Office for Davidson County, Tennessee. The said Mary C. Napier having since died, the equitable interest in such property vested in the Mary Campbell Napier Ganier. Pursuant to Order of record in Book 3070, page 506, said Register's Office and Albert F. Ganier, Jr., was appointed Substitute Trustee in place of Commerce Union Bank,Trust, to hold record title to such property.

TRACT II: (Tax I. D. No. 102/23)

Land in Davidson County, Tennessee and being a part of Lot 17 on the Plan of Mount Hickory, as shown on plat recorded in Book 332, page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of subject property.

Being a portion of the same property conveyed to Mary C. Napier and Commerce Union Bank, as Trustee, by deed recorded in Book 855, page 196, Register's Office for Davidson County, Tennessee. The said Mary C. Napier having since died, the equitable interest in such property vested in the Mary Campbell Napier Ganier. Pursuant to Order of record in Book 3070, page 506, said Register's Office and Albert F. Ganier, Jr., was appointed Substitute Trustee in place of Commerce Union Bank,Trust, to hold record title to such property.

TRACT III: (Tax I. D. No. 102/24)

Land in Davidson County, Tennessee, being part of Lot 13 on the Plan of Mount Hickory, as shown on plat recorded in Book 332, page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of subject property.

Being a portion of the same property conveyed to Mary C. Napier and Commerce Union Bank, as Trustee, by deed recorded in Book 904, page 614, Register's Office for Davidson County, Tennessee. The said Mary C. Napier having since died, the equitable interest in such property vested in the Mary Campbell Napier Ganier. Pursuant to Order of record in Book 3070, page 506, said Register's Office and Albert F. Ganier, Jr., was appointed Substitute Trustee in place of Commerce Union Bank,Trust, to hold record title to such property.

LESS AND EXCEPT that portion of subject property conveyed to the State of Tennessee, by instrument recorded in Book 3099, page 362, Register's Office for Davidson County, Tennessee.