This instrument prepared by:
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Nashville, TN 37219

Davidson County DEEDQC
Recvd: 08/09/04 14:49 3pgs
Fees:17.00 Taxes:0.00
20040809-0096001

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel:
Joni P. Werthan c/o Equitable Trust Company One Belle Meade Place 4400 Harding Road, Suite 310 Nashville, TN 37205	New Owner	104-2-373

WHEREAS, Bank of America, N.A. (successor to Commerce Union Bank), as Trustee, is the owner and holder of record of the within described property, which property has been held for the benefit of Joni P. Werthan under a trust agreement dated August 22, 1974, as amended; and

WHEREAS, the parties desire that the within described property be conveyed to the beneficiary of the aforesaid trust.

NOW, THEREFORE, for and in consideration of the premises, and for no monetary consideration, **BANK OF AMERICA, N.A., TRUSTEE** (the "Grantor") does hereby quitclaim, transfer and convey unto **JONI P. WERTHAN** (the "Grantee"), her heirs and assigns, all of its right, title and interest in the following described property in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 2 on the Plan of Kate Shields' Subdivision of part of Lot No. 56 in the Boyd Cockrill Spring Tract, as of record in Book 57, page 77, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, Inc., of record in Book 5454, page 603, said Register's Office, as follows:

BEGINNING at a point in the southerly margin of West End Avenue 81.26 feet, more or less, from the southwest corner of the intersection of West End Avenue and Thirtieth Avenue, South; thence S 39° 24' E 138.41 feet to a point in the northerly margin of a public alley, thence, along the northerly margin of said alley 42.5 feet, more or less, to a point; thence northwardly 127.7 feet, more or less to the southerly margin of West End Avenue; thence N 36° 00' E 44 feet, more or less, to the point of beginning.

Being the same property conveyed to Commerce Union Bank, as Trustee under an agreement with Joni P. Werthan dated August 22, 1974, as amended, by deed from Herbert M. Shayne, Trustee, of record in Deed Book 6069, page 263, Register's Office for Davidson County, Tennessee.

This is improved property known as 3007 West End Avenue, Nashville, Tennessee 37203.

The above-described property is conveyed subject to the following:

(1) A certain agreement concerning the easterly boundary of the above described property made by and among Clinton Realty Company, Shoney's, Inc. and John U. Wilson, of record 5454, page 598, said Register's Office.

(2) Such part of the right-of-way of West End Avenue, if any, as may be included within the bounds of the above described property.

(3) Taxes for the current year.

(4) Such other matters, restrictions, conditions and limitations as may affect the same.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17TH day of May, 2004.

BANK OF AMERICA, N.A., TRUSTEE

By: Patrick J. Nelson

Title: Senior Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Patrick J. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of Bank of America, N.A., Trustee, the within named bargainor, a national banking association, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the bank, as trustee, by himself as its Senior Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 17 day of May, 2004.

Judy F. Coley

Notary Public

My Commission Expires: 05/03/04

JUDY F. COLEY NOTARY PUBLIC SUMNER COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Sworn to and subscribed before me this
17 day of May, 2004.

Notary Public
My Commission Expires: 05/03/05

JUDY F. COLEY
SUMNER COUNTY, TN