This Instrument Was Prepared By:
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Davidson County DEEDQC
Recvd: 10/13/04 15:46 2pgs
Fees:12.00 Taxes:0.00
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QUITCLAIM DEED

ADDRESS OF NEW OWNER
WALLACE EDWARDS, JR.
LIVING TRUST
Wallace Edwards, Jr., Trustee
129 Prospect Hill
Nashville, TN 37205

SEND TAX BILLS TO
SAME

MAP/PARCEL NO.
Map/Parcel 104-15-0 283.00

KNOW ALL MEN BY THESE PRESENTS, that **H. WALLACE EDWARDS, JR.** ("Grantor"), a married man, for the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys unto **WALLACE EDWARDS, JR., Trustee under that certain trust agreement establishing the WALLACE EDWARDS, JR. LIVING TRUST, dated October 6, 2004,** ("Grantee"), its successors and assigns, with full power to sell, transfer, exchange, convey and encumber, by Deed of Trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with the Trustee, to look to the proper disposition of the proceeds arising from any such transaction, all of Grantor's right, title and interest in and to certain real property located in Davidson County, Tennessee, and described as follows, to wit:

Land in the 7th Civil District of Davidson County, Tennessee, begin part of an unnumbered tract shown on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, lying north of Abbott-Martin Road, and shown on an unregistered copy of a survey made of part of said tract, by Norrs H. Hickerson, Surveyor, July 2, 1951, as follows:

Beginning at a point at an iron pin in the northerly margin of Abbott-Martin Road, 523 feet more or less east of the easterly margin of Walnut Drive, being 200 feet east of the southeast corner of the property conveyed to Maxwell G. Horkins and wife, by deed from Royal Oaks Land Company, as of record in Book 1300, Page 470, Register's Office; thence North 3 degrees 45 minutes East 255.7 feet to an old wire fence in the south line of the Woodmont Country Club Property; thence along said fence, South 87 degrees 30 minutes East 100 feet to a concrete monument; thence South 3 degrees 45 minutes West 259.4 feet to a monument in the northerly margin of Abbott-Martin Road; thence with the margin of same, North 85 degrees 15 minutes West 100 feet to the point of beginning.

Being the same property conveyed to H. Wallace Edwards, Jr. by deed of record in Book 5472, page 452, Register's Office for said county.

unimproved ( )
This is improved(XX) property, known as 3904 Abbott-Martin Road Nashville, Tennessee 37215

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 6th day of October, 2004.

H. WALLACE EDWARDS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **H. Wallace Edwards, Jr.** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 6th day of October, 2004.

GAIL SMITH BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires JAN. 29, 2005

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Wallace Edwards, Jr., Trustee

Subscribed and sworn to before me, this
the 6th day of October, 2004.

Notary Public
My Commission Expires:

GAIL SMITH BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005