This Instrument Was Prepared By:
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Davidson County DEEDQC
Recvd: 10/13/04 15:47 2pgs
Fees:12.00 Taxes:0.00
20041013-0123618

# QUITCLAIM DEED

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ADDRESS OF NEW OWNER — SEND TAX BILLS TO — MAP/PARCEL NO.
ELIZABETH EDWARDS LIVING TRUST SAME — Map/Parcel 116-8F-129
c/o SunTrust Bank, Trustee
Mail Code NA6400
P.O. Box 305110
Nashville, TN 37230-5110

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**KNOW ALL MEN BY THESE PRESENTS,** that **ELIZABETH PRIDE EDWARDS** ("Grantor"), a married woman, 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 **SUNTRUST BANK, Trustee under that certain trust agreement establishing the ELIZABETH EDWARDS LIVING TRUST, dated November 4, 2002, as amended and restated on** Oct 16th, **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:

Being a certain building site being Lot No. 129 as shown on the Revised Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for said County, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and restrictions referred to therein.

Being the same property conveyed to Elizabeth Pride Edwards, by deed from George Smith and wife, Jane Ann Smith, of record in Deed Book 6536, Page 668, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, repurchase and lease options, assessments incident to the maintenance of common areas and administration of the Sugartree Homeowners Association and lien securing the payment thereof, contained in Declaration of Covenants, conditions and restrictions of record in Book 4857, page 157, as supplemented and amended in Book 4911, page 356, in Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401 and in Book 5514, page 138.

unimproved ( )
This is improved(XX ) property, known as 129 Prospect Hill, Nashville, Tennessee 37205

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

Elizabeth Pride Edwards
ELIZABETH PRIDE EDWARDS

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Elizabeth Pride Edwards** 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 her 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: My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

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

SunTrust Bank, Inc. Trustee,
by Anne N. Keller, Vice President
SunTrust Bank, Trustee

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

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

Notary Public
My Commission Expires: My Commission Expires JAN. 29, 2005