3113
FBT

THIS INSTRUMENT PREPARED BY:
Ralph Z. Levy, Jr., Esq.
Frost Brown Todd, LLC
424 Church Street, Suite 1600
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 05/04/05 14:05 6 pgs
Fees:32.00 Taxes:0.00
20050504-0050032

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Sullivan's of Tennessee, Inc. 224 East Douglas Street. Suite 700 Wichita, Kansas 67202	Same	Map 093-06-4-015

STATE OF Kansas
COUNTY OF Sedgwick

The actual consideration or value, whichever is greater, for this transfer is $-0-.

SULLIVAN'S OF TENNESSEE, INC.

By: _____
John D. White, President

SUBSCRIBED AND SWORN to before me, this 28th day of April, 2005.

6-23-05
My Commission Expires

_____
Notary Public

KARON PERRILL
Notary Public - State of Kansas
My Appt. Expires June 23, 2005

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 29 day of April, 2005, between Joel Morris, Elaine Eskind and Alyse Sprintz, Co-Trustees of the Trusts U/W/O Jennie Morris F/B/O Joel Morris, F/B/O Elaine Eskind and F/B/O Alyse Sprintz, and Joel P. Morris, Elaine Morris Eskind and Alyse Morris Sprintz (collectively the "Grantors"), and Sullivan's of Tennessee, Inc., a Tennessee corporation, Suite 700, 224 East Douglas, Wichita, Kansas 67202 ("Grantee");

THAT THE GRANTORS, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, in hand paid by the Grantee, the receipt of which is hereby acknowledged, have remised, released and quitclaimed, and by these presents do remise, release and quitclaim unto the Grantee all the right, title, interest claim and demand which the Grantors have in and to the following property lying and being in the County of Davidson, State of Tennessee and described in **Exhibit A** attached hereto and incorporated herein.

in **Exhibit A** attached hereto and incorporated herein.

EXECUTED this 29 day of April, 2005

Joel P. Morris

Joel P. Morris

Joel Morris

Joel Morris, Co-Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel P. Morris, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing for the purposes herein contained. Witness my hand and official seal this 29 day of April, 2005.

THERESA G. BURSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Theresa G. Burson

Notary Public

My Commission Expires JULY 30, 2005

My Commission Expires: 7.30.05

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Joel Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged to be a Co-Trustee of the Joel Morris Trust, the Elaine Eskind Trust, and the Alyse Sprintz Trust, each created under the will of Jennie Morris, and that as such he executed the foregoing instrument for the purposes contained therein by personally signing his name as Co-Trustee.

Witness my hand and seal, on this 29 day of April, 2005.

THERESA G. BURSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Theresa G. Burson

Notary Public

My Commission Expires JULY 30, 2005

My commission expires: 7.30.05

[Remaining Signatures Pages to Follow]

EXECUTED this 29 day of April, 2005

Elaine Morris Eskind

Elaine Morris Eskind

Elaine Eskind

Elaine Eskind, Co-Trustee

STATE OF Tennessee)
SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elaine Morris Eskind, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing for the purposes herein contained. Witness my hand and official seal this 29 day of ~~October, 2004~~. April, 2005

THERESA G. BURSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7.30.05

My Commission Expires JULY 30, 2005

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Elaine Eskind, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged to be a Co-Trustee of the Joel Morris Trust, the Elaine Eskind Trust, and the Alyse Sprintz Trust, each created under the will of Jennie Morris, and that as such she executed the foregoing instrument for the purpose contained therein by personally signing her name as Co-Trustee.

Witness my hand and seal, on this 29 day of April, 2005

THERESA G. BURSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 7-30-05

My Commission Expires JULY 30, 2005

[Remaining Signatures Pages to Follow]

EXECUTED this 29 day of April, 2005

Alyse Morris Sprintz
Alyse Morris Sprintz

Alyse Sprintz
Alyse Sprintz, Co-Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alyse Morris Sprintz, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing for the purposes herein contained. Witness my hand and official seal this 29 day of April, 2005.

Theresa G. Burson
Notary Public

THERESA G. BURSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 30, 2005

My Commission Expires: 7.30.05

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Alyse Sprintz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged to be a Co-Trustee of the Joel Morris Trust, the Elaine Eskind Trust, and the Alyse Sprintz Trust, each created under the will of Jennie Morris, and that as such she executed the foregoing instrument for the purpose contained therein by personally signing her name as Co-Trustee.

Witness my hand and seal, on this 29 day of April, 2005.

Theresa G. Burson
Notary Public

THERESA G. BURSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 30, 2005

My Commission Expires: 7.30.05

EXHIBIT A
PROPERTY DESCRIPTION

BEING THREE TRACTS OF LAND IN THE CENTRAL PORTION OF DAVIDSON COUNTY, LYING THE 6TH COUNCILMANIC DISTRICT OF NASHVILLE, TENNESSEE. BOUNDED ON THE NORTH BY RIGHT-OF-WAY (ROW) OF BROADWAY (104' ROW), ALSO ON THE NORTH BY LUFAY ANDERSON SWEET, II AS RECORDED IN BOOK 8977, PAGE 826 AND INSTRUMENT 200301150006649 REGISTERS OFFICE DAVIDSON COUNTY (RODC) & ALTON ROSS, JR. & TIMOTHY S. SMITH AS RECORDED IN INSTRUMENT 200308010109560 & INSTRUMENT 200308010109560 RODC, ON THE EAST BY EDWIN L. HOLT & LOIS C. HOLT AS RECORDED IN INSTRUMENT 200308010109558, ON THE SOUTH BY LOUIS B. TODD, JR. AS RECORDED IN INSTRUMENT 200301090004230 RODC ON THE WEST BY ROW OF 4TH AVENUE SOUTH (72' ROW), TRACT BEING DESCRIBED AS FOLLOWS;

POINT OF BEGINNING BEING A FOUND PK NAIL AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF THE INTERSECTION OF 4TH AVENUE SOUTH AND BROADWAY; THENCE WITH SAID ROW OF BROADWAY NORTH 62°11'49" EAST 46.21 FEET TO A POINT IN THE INTERIOR OF AN EXISTING BUILDING, SAID POINT LYING ON A COMMON WALL OF PARCEL 15 & PARCEL 17; THENCE WITH SAID COMMON WALL AND LEAVING THE ROW OF BROADWAY SOUTH 27°16'03" EAST 90.00 FEET TO A POINT IN THE INTERIOR OF AN EXISTING BUILDING; THENCE CONTINUING WITH AN COMMON INTERIOR WALL NORTH 62°11'49" EAST 23.79 FEET TO A POINT ON THE INTERIOR OF AN EXISTING BUILDING; THENCE CONTINUING WITH SAID COMMON INTERIOR WALL AND THENCE LEAVING SAID WALL SOUTH 27°16'03" EAST 25.88 FEET TO AN EXTERIOR SET POINT; THENCE NORTH 62°55'02" EAST 40.21 FEET TO A FOUND IRON ROD; THENCE SOUTH 27°04'58" EAST 35.00 FEET TO A SET POINT; THENCE SOUTH 62°55'02" WEST 110.09 FEET TO A SET POINT ON THE NORTHEASTERLY ROW MARGIN OF 4TH AVENUE SOUTH; THENCE WITH SAID ROW NORTH 27°16'03" WEST 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,792 SQUARE FEET OR 0.23 ACRES.

This description is from a survey prepared by Robert M. Searson, RLS No. 1666, Littlejohn Engineering Associates, Inc. dated May 28, 2004, last revised June 17, 2004, Job No. 24109.

Being the same property conveyed to Jennie Morris and Aaron Morris by deed from Nathan Rothschild et al, or record in Book 1235, page 207, Register's Office for Davidson County, Tennessee; the said Jennie Morris having since died, her interest in the property was devised to First American National Bank, Trustee by Will of record in Will Book 100, page 518, Probate Court Clerk's Office for Davidson County, Tennessee, and Joel Morris, Elaine Eskind, and Alyse Sprintz having been named successor Co-Trustees by order of the Seventh Circuit Court, Davidson County, Tennessee docket No. 01P-1728, the said interest in the property was conveyed by AmSouth Bank, as Successor Trustee to First American National Bank, as follows: (1) to the said Co-Trustees of the trust U/W/O Jennie Morris F/B/O Alyse Sprintz by deeds of

record as Instruments Nos. 20020327-0037771, 20020412-0045781, and 20030421-0052027, said Register's Office; (2) to the said Co-Trustees of the trust U/W/O Jennie Morris F/B/O Joel Morris by deed of record as Instrument No. 20020327-0037772, said Register's Office; and (3) to the said Co-Trustees of the trust U/W/O Jennie Morris F/B/O Elaine Eskind by deeds of record as Instruments Nos. 20020327-0037773, 20020412-0045782, and 20030421-0052028, said Register's Office; and the said Aaron Morris having since died, his interest in the property was devised to Joel P. Morris, Elaine Morris Eskind and Alyse Morris Sprintz by Will of record in Will Book 1635, page 299747, Probate Court Clerk's Office for Davidson County, Tennessee.

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