PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Estate of Steven D. Mitchell	SAME AS NEW OWNER	
C/o Wonnie Short		
230 4th Avenue North, Ste. 200	(same)	83-08-265.00
Nashville, TN 37219		

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, A Professional Limited Liability Company, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

Davidson County DEEDQC
Recvd: 08/11/05 12:56 10 pg
Fees:52.00 Taxes:0.00
20050811-0095267

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-

Affiant

GERALD S. OPPEL NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

Subscribed and sworn to before me, this the 28 day of July, 2005.

NOTARY PUBLIC
My Commission Expires: 12/21/06

FOR AND IN CONSIDERATION of an order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division dated July 26, 2005, a copy of which is attached as Exhibit A hereto, and other good and valuable consideration, A. G. Edwards Trust Company FSB as trustee of the Steven D. Mitchell Supplemental Needs Trust dated December 31, 2003 (the "Grantor"), by its presents, does hereby quitclaim and convey unto Wonnie Short as administrator for the Estate of Steven D. Mitchell (the "Grantee"), its successors and assigns, all of its right, title and interest, in and to the following described land in Davidson County, Tennessee:

Being Lot No. 33 as shown on the Plan Final Plat for Rosebank Meadows, Phase One, as recorded in Plat Book 9700, Page 531, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to the Steven D. Mitchell Special Needs Trust dated August 22, 2000, by a warranty deed from Rosebank Meadows Subdivision, LLC dated June 23, 2003, recorded July 28, 2003, of record as Instrument Number 200307280104697, in the Register's Office for Davidson County, Tennessee. The assets of the Steven D. Mitchell Special Needs Trust were merged into the Grantor by an order of the Circuit Court for Volusia County, Florida, a copy of which is

attached hereto as Exhibit B. Also being the same property purportedly conveyed by Steven D. Mitchell on behalf of the Steven D. Mitchell Special Needs Trust dated August 22, 2000 to Steven D. Mitchell, individually, by a quitclaim deed of record as Instrument Number 20040824-0102312 in the Register's Office for Davidson County, Tennessee. Steven D. Mitchell was not trustee of the Steven D. Mitchell Special Needs Trust at the time of such conveyance. And finally, being the same property conveyed by quitclaim deed from the A. G. Edwards Trust Company FSB as Trustee of the Steven D. Mitchell Special Needs Trust dated August 22, 2000 to A.G. Edwards Trust Company FSB as Trustee of the Steven D. Mitchell Supplemental Care Trust dated December 31, 2003, by a quitclaim deed of record as Instrument Number 20050216-0017444 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 801 CRESCENT HILL ROAD, NASHVILLE, TN 37206

IN WITNESS WHEREOF, Grantors have executed this instrument on the 28th day of July, 2005.

A. G. Edwards Trust Company FSB as Trustee of the Steven D. Mitchell Supplemental Needs Trust

By: Larry Koester

Its: Associate Vice President

STATE OF Missouri)
)
COUNTY OF St Louis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY KOESTER, as an officer of A. G. Edwards Trust Company FSB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument in his/her duly authorized capacity on behalf of A. G. Edwards Trust Company FSB as Trustee of the Steven D. Mitchell Supplemental Needs Trust.

Witness my hand and seal, at office in the aforesaid County and State, on this the 28 day of July, 2005.

GERALD S. OPPEL NOTARY PUBLIC SEAL STATE OF MISSOURI

Gerald S Oppel
NOTARY PUBLIC
My Commission Expires: 12/2/06

EXHIBIT "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

2005 JUL 25 AM 10:

IN RE:	)	
	)	
ESTATE OF STEVEN D. MITCHELL,	)	NO. 05P-852
	)	
Deceased.	)	

D.C

AGREED ORDER

This matter was heard by the Court on the 26th day of July, 2005, upon the filing of a Verified Petition to Sell Real Property and to Approve a Purchase Contract (the "Petition"). Having reviewed the Petition and Exhibits thereto and having heard the arguments of counsel, the Court finds as follows:

1. Steven D. Mitchell (the "Decedent") died intestate. His sole heir-at-law is his daughter, Sara Elizabeth Dailey. Wonnie Short (the "Administrator") was appointed by this Court as administrator of the Decedent's Estate.

2. A. G. Edwards, as trustee of the Steven D. Mitchell Supplemental Needs Trust (the "Supplemental Needs Trust"), holds bare legal title to the real property located at 801 Crescent Hill Road, Nashville, Tennessee 37206 (the "Real Property");

3. The Decedent by virtue of his improving the Real Property held at a minimum an equitable interest in the Real Property for the improvements which were made to the Real Property by the Decedent with the knowledge of the trustee of the Supplemental Needs Trust.

4. Sara Elizabeth Dailey, individually, and the Supplemental Needs Trust, through counsel, have consented to the jurisdiction of the Court and to a waiver of the notice required under Local Rule §26. Accordingly, the Court has proper jurisdiction over all of the parties having an interest in the Real Property.

5. The Court has subject matter jurisdiction over the Petition to approve a sale of the Real Property as part of the Estate of the Decedent pursuant to T.C.A. § § 30-2-401 and 30-2-402.

6. The Decedent's personal property and other assets under administration that are available to pay the debts, expenses and taxes of the Estate are insufficient to pay them.

7. A sale of the Real Property so as to convey fee simple title requires the merger of the interests held by the Estate of the Decedent and the Supplemental Needs Trust. Joinder of the bare legal title and the equitable title to the Real Property so that it may be administered and sold by the Administrator of the Estate of the Decedent is in the best interests of the Estate, the Supplemental Needs Trust and Sara Elizabeth Dailey.

8. The offer by Harold S. West to purchase the Real Property for the sum of Two Hundred Fifteen Thousand Dollars and No Cents ($215,000.00) (the "Purchase Contract"), a copy of which is attached as Exhibit A of the Petition, is fair, reasonable and in the best interest of the parties.

It is therefore, ORDERED, ADJUDGED and DECREED as follows:

1. A. G. Edwards, as trustee of the Steven D. Mitchell Supplemental Needs Trust, shall quitclaim to the Estate of Steven D. Mitchell all of its interest in the real property (and all improvements thereon) located at 801 Crescent Hill Road, Nashville, Tennessee 37206;

2. The Real Property, as quitclaimed from the Supplemental Needs Trust, shall be administered by the Administrator as part of the Estate of Steven D. Mitchell;

3. The Purchase Contract, which was tendered as Exhibit A to the Petition, together with all provisions thereof, is approved, ratified and affirmed;

4. The Administrator shall execute such documents as are necessary to sell the Real Property in accordance with the provisions of the Purchase Contract; and

5. The Administrator shall pay from the sale proceeds of the Real Property the expenses of such sale, plus the indebtedness owed to Bancorpsouth, Inc. as the successor in interest to Premier Bank of Brentwood. The balance of the net proceeds from the sale of the Real Property, if any, shall become part of the Estate of the Decedent subject to administration.

ENTERED on this the 26th day of July, 2005.

Randy Kennedy, Circuit Court Judge

APPROVED FOR ENTRY:

Paul C. Hayes

Paul C. Hayes (Tenn. BPR No. 016465)
Waller Lansden Dortch & Davis, PLLC
511 Union Street, Suite 2700
Nashville, TN 37219
(615) 244-6380
Attorney for the Estate of Steven D. Mitchell, Deceased

Jack W. Robinson, Sr.

Jack W. Robinson, Sr. (Tenn. BPR No. 003315)
Sanford, Robinson & Martin, PLLC
P.O. Box 198888
315 Deaderick Street Suite 1100
Nashville, TN 37238-2102
(615) 244-4994
Attorney for A. G. Edwards Trust Company FSB, as trustee of the Steven D. Mitchell Supplemental Needs Trust

Sara Elizabeth Dailey
1502 Electric Ave.
Nashville, TN 37206

APPROVED FOR ENTRY:

Paul C. Hayes (Tenn. BPR No. 016465)
Waller Lansden Dortch & Davis, PLLC
511 Union Street, Suite 2700
Nashville, TN 37219
(615) 244-6380
Attorney for the Estate of Steven D. Mitchell, Deceased

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P.O. Box 198888
315 Deaderick Street Suite 1100
Nashville, TN 37238-2102
(615) 244-4994
Attorney for A. G. Edwards Trust Company FSB, as trustee of the Steven D. Mitchell Supplemental Needs Trust

Sara Elizabeth Dailey
1502 Electric Ave.
Nashville, TN 37206

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 25 day of JULY , 2005 , in the Case Number 05P852 between SHORT, WONNIE Petitioner, and MITCHELL, STEVEN D. Respondent, as same remains of record in Vol. 5860 , Page 1978444 of the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 26 day of JULY in the year two thousand five and in the 229th year of American Independence.

RICHARD R. ROOKER, Clerk,

By _____ Deputy Clerk

SEAL

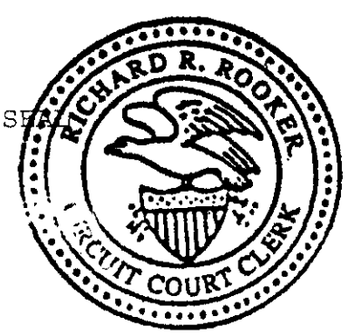


EXHIBIT "B"

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA

CASE NO. 2004-13405 PROL

A. G. Edwards Trust Company FSB, as Trustee of the Supplemental Care Trust for the Benefit of Steven D. Mitchell established by Order of the Circuit Court for Davidson County, Tennessee dated October 30, 2003 and as Trustee of the Special Needs Trust Established for the Benefit of Steven D. Mitchell by Order of the Circuit Court for Volusia County, Florida dated August 22, 2000.

FILED

NOV 24 '04

CLERK OF CIRCUIT COURT VOLUSIA COUNTY, FLA.

ORDER AUTHORIZING TRUSTEE TO CONSOLIDATE TRUSTS

This cause came on to be heard on the Petition of A. G. Edwards Trust Company FSB, Trustee, requesting that this court enter an order which authorizes the Trustee to consolidate the assets of the Irrevocable Special Needs Trust Established for the Benefit of Steven D. Mitchell by Order of the Circuit Court of Volusia County, Florida dated August 22, 2000 (the "Florida Trust") and the Supplemental Care Trust for the Benefit of Steven D. Mitchell by Order of the Circuit Court for Davidson County, Tennessee dated October 30, 2003 (the "Tennessee Trust") and authorizes the Trustee to hold, manage and administer the assets of both trusts pursuant to the Tennessee Trust agreement and the Florida Trust agreement shall be terminated, and the Court having considered the pleadings filed in this cause and being otherwise fully advised in the premises, it is upon consideration thereof

ADJUDGED that

a. the Trustee is authorized to consolidate the assets of the Florida Trust and the Tennessee Trust; and

b. any and all monthly or periodic distributions payable to the Florida Trust shall be paid to the Trustee of the Tennessee Trust; and

c. the Trustee is authorized to hold, manage and administer the assets of both trusts

A True Copy

2

pursuant to the Tennessee Trust agreement and the Florida Trust agreement shall be terminated.

ORDERED this 24 day of Nov., 2004.

C. McFerrin Smith IV
Circuit Judge

Conformed copy to:
Michael P. Olivari, Esquire

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

STATE OF FLORIDA, VOLUSIA COUNTY
I HEREBY CERTIFY the foregoing is a true copy of the original filed in this office. This
30th day of Nov. 2004
Clerk of Circuit and County Court
By: Holly L Hansen
Deputy Clerk

039444-001 : GMATH/GMATH : 00439718.WPD; 1