Davidson County DEEDQC
Recvd: 02/16/06 15:15 5 pgs
Fees:27.00 Taxes:0.00
20060216-0019061

This instrument prepared by:
SHERRARD & ROE, PLC (MGK)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s):
Miriam F. McFadden
620 Timber Lane
Nashville, TN 37215

Send Tax Bills To:
Same

Map/ Parcel Nos.
117-2C
11

FOR NO CONSIDERATION, the undersigned, Miriam F. McFadden and Cumberland Trust & Investment Company, Co-Trustees of a trust created under the Last Will and Testament of John E. Ferebee (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of the Trust's right, title, and interest in and to the following described property to Miriam F. McFadden, as life tenant, and Clyde P. McFadden; Edmund McFadden; John McFadden; and Thomas McFadden, as remaindermen (hereinafter referred to as the "Grantee"), pursuant to order of Judge Randy Kennedy, Seventh Circuit Court of Davidson County (Probate Division) dated February 6, 2006, a copy of which is attached as Exhibit A hereto, said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being a part of Section "A" Woodlawn Manor, Inc., tract as shown on the plat of record in Book 3700, page 12 of the Register's Office of Davidson County, Tennessee, the part hereby conveyed being:
>
> Unit No. 11 on the said plat together with the car port designated number 11A as shown in and described by the Master Deed Establishing Horizontal Property Regime With Respect to Woodlawn Manor, Inc., now known as Regency Park Condominiums, including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited as recorded in Book 3815, page 778, of the Register's Office of Davidson County, Tennessee, as amended.
>
> Being the same property conveyed to John E. Ferebee by Warranty Deed from J. Haskell Tidman and wife, May I. Tidman, dated April 9, 1985, of record in Book 6530, Page 389, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 16th day of February, 2006.

Cumberland Trust & Investment
Company, Co-Trustee

By: Amy M. Peterson
Vice President & Trust Officer

Miriam F. McFadden, Co-Trustee

STATE OF)
COUNTY OF)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared AMY M. PETERSON, VICE PRESIDENT & TRUST OFFICER, CUMBERLAND TRUST & INVESTMENT COMPANY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 13th day of February, 2006.

Notary Public

My Commission Expires: Sept. 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared MIRIAM F. MCFADDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of February, 2006.

Notary Public

My Commission Expires: 9/19/2009

BEVERLY SEBASTIAN
STATE OF TENNGEESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Beverly Sebastian
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

Jerri J. Chilcote
Affiant

Sworn to and subscribed before me this 16th day of February, 2006.

Beverly Sebastian
Notary Public

My Commission Expires: 9/19/2009

BEVERLY SEBASTIAN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Beverly Sebastian
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

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

FILED
2006 FEB -6 AM 10:34
RICHARD R. ROOKER, CLERK
D.C.

IN RE:	)	
	)	
T/U/W JOHN E. FEREBEE,	)	
	)	
MIRIAM F. MCFADDEN,	)	
	)	**No. 05P-312**
Petitioner.	)	
	)	
	)	

ORDER

This matter came to be heard before the Honorable Randy Kennedy on ~~January~~ Feb 6, 2006, and, having reviewed the petition, the Court hereby orders, adjudges, and decrees that the trust created under Article V of the Will of John E. Ferebee (the "Trust") shall be terminated and the trust assets shall be distributed based on the actuarial interests of the beneficiaries pursuant to regulations of the Internal Revenue Service for valuing such interests as follows: The real property described in detail below located at 620 Timber Lane, Nashville, Tennessee (the "Condo") shall be distributed as follows: the income beneficiary of the Trust, Miriam F. McFadden (the "Beneficiary") shall receive a life estate in the Condo valued at $133,772.00. The Beneficiary's four sons, Clyde P. McFadden, Edmund McFadden, John McFadden and Thomas McFadden, who are the remainder beneficiaries of the Trust (each individually referred to as a "Remainder Beneficiary" and collectively referred to as the "Remainder Beneficiaries"), shall receive a remainder interest in the Condo valued at $196,228.00.

The Condo is more particularly described as:

Land in Davidson County, Tennessee, being a part of Section "A" Woodlawn Manor, Inc., tract as shown on the plat of record in Book 3700, page 12 of the Register's Office of Davidson County, Tennessee, the part hereby conveyed being:

Unit No. 11 on the said plat together with the car port designated number 11A as shown in and described by the Master Deed Establishing Horizontal Property Regime With Respect to Woodlawn Manor, Inc., now known as Regency Park Condominiums, including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited as recorded in Book 3815, page 778, of the Register's Office of Davidson County, Tennessee, as amended.

Being the same property conveyed to John E. Ferebee by Warranty Deed from J. Haskell Tidman and wife, May I. Tidman, dated April 9, 1985, of record in Book 6530, Page 389, Register's Office for Davidson County, Tennessee. Trust established in Last Will and Testament of John E. Ferebee recorded in Dare County NC Will Book 85-E-53.

In addition, the Beneficiary will receive other assets valued at $44,065.63 and each Remainder Beneficiary will receive other assets valued at $16,159.77. The co-trustees of the Trust, who are the Beneficiary and Cumberland Trust & Investment Company, N.A., are released from any and all liabilities associated with the Trust. The costs and legal fees of this action shall be paid from the Trust.

ENTERED THIS 6 day of February, 2006.

Judge Randy Kennedy

APPROVED FOR ENTRY

Laura J. Bowen (#024083)
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219
615-742-4200

Attorney for Petitioner