THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Avenue North Suite 300
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 05/01/06 14:36 4 pgs
Fees:22.00 Taxes:0.00
20060501-0049869

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NUMBER:
DOUGLASS C. JEFFORDS C/o John C. Jeffords, Jr. 13 Redbud Lane Nashville, TN 37215	Current Addressee	11802026400

STATE OF NEW MEXICO)
COUNTY OF Santa Fe)

The actual consideration for this transfer is No Dollars ($-0-).

Douglass C. Jeffords

Subscribed and sworn to before me, Angela C. Luna, by Douglass C. Jeffords this 25th day of April, 2006.

OFFICIAL SEAL
ANGELA C. LUNA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 2/3/10

Notary Public
My Commission Expires: 2/3/10

WHEREAS, by deed dated February 28, 1966, of record in Book 3992, Page 921, Register's Office for Davidson County, Tennessee ("R.O.D.C."), the real property (generally known as 2708 Franklin Pike, Nashville, Davidson County, Tennessee) described in Exhibit A attached hereto and by reference incorporated herein (the "Property") was conveyed to John C. Jeffords, Sr.;

Whereas, John C. Jeffords, Sr. died a resident of Davidson County, Tennessee on April 5, 1972 and by his Last Will and Testament (of record in Will Book 103, Page 311, Probate Court Clerk's Office for Davidson County, Tennessee) devised the Property to John C. Jeffords, Jr. and Douglass C. Jeffords (Douglass Crawford Jeffords) as Trustees of the John C. Jeffords Revocable Trust dated January 1, 1971 of record in Book 5907, Page 123, R.O.D.C.;

WHEREAS, by deed dated June 29, 1982 of record in Book 5907, Page 121, R.O.D.C., John C. Jeffords, Jr. and Douglass C. Jeffords, Trustees of the John C. Jeffords Revocable Trust dated January 1, 1971 of record in Book 5907, Page 123, R.O.D.C pursuant to the terms of said trust conveyed the Property to the four children of John C. Jeffords, Sr., being: Mary Jessica Jeffords Rook, Ann Jeffords Trotter, John C. Jeffords, Jr. and Douglass C. Jeffords (Douglass Crawford Jeffords) each receiving a one-fourth (1/4) undivided interest in the Property;

WHEREAS, Douglass Crawford Jeffords died a resident of Davidson County, Tennessee on August 14, 1985, and by his Last Will and Testament of record in Book 152, page 3, Probate Court Clerk's Office for Davidson County, Tennessee conveyed the residue of his estate which residue included the decedent's one-fourth (1/4) undivided interest in the Property to Eleanor C.

Jeffords and Douglass Corcoran Jeffords as Co-Trustees of the trusts established under his Last Will and Testament;

WHEREAS, the Trustees allocated Douglas Crawford Jeffords' one-fourth (1/4) undivided interest in the Property to the Douglass C. Jeffords Trust u/w/o Douglass C. Jeffords (as acknowledged by the Co-Trustees in a certain Short Form Agreement of Lease of record in Book 7382, Page 38, R.O.D.C.);

WHEREAS, by Order of the Seventh Circuit Court for Davidson County, Tennessee dated January 30, 2002 (copy attached), AmSouth Bank, Nashville, Tennessee, was added as an additional Co-Trustee of the Douglass C. Jeffords Trust u/w/o Douglass C. Jeffords; and

WHEREAS, Eleanor C. Jeffords died a resident of Davidson County, Tennessee on March 2, 2006 and pursuant to the terms of the Douglass C. Jeffords Trust u/w/o Douglass C. Jeffords one-half (1/2) of the remaining Trust assets are to be distributed outright to Douglass Corcoran Jeffords;

NOW, THEREFORE, AmSouth Bank and Douglass C. Jeffords, Co-Trustees of the Douglass C. Jeffords Trust u/w/o Douglass C. Jeffords, pursuant to the terms of the Trust and to complete the chain of title do hereby in our capacity as said Co-Trustees hereby quitclaim transfer and convey to DOUGLASS CORCORAN JEFFORDS, his heirs and assigns, a one-eighth (1/8) undivided interest in the Property.

Said property is conveyed subject to such leases, matters of record, limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 12 day of April, 2006.

AMSOUTH BANK, CO-TRUSTEE OF THE DOUGLASS C. JEFFORDS TRUST U/W/O DOUGLASS C. JEFFORDS

By: Thomas A. Allen
THOMAS A. ALLEN, VICE PRESIDENT

DOUGLASS C. JEFFORDS, CO-TRUSTEE OF THE DOUGLASS C. JEFFORDS TRUST U/W/O DOUGLASS C. JEFFORDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Donna MARIE Clemmons, of the State and County aforesaid, personally appeared Thomas A. Allen, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of AmSouth Bank, the within named bargainor, a corporation, that AmSouth Bank is serving as Co-Trustee of the Douglass C. Jeffords Trust u/w/o Douglass C. Jeffords and that as such Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Co-Trustee.

WITNESS my hand and seal, this 12TH day of April, 2006.

DONNA MARIE CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Donna Marie Clemmons
NOTARY PUBLIC
My Commission Expires: January 26, 2008

STATE OF NEW MEXICO)
COUNTY OF Santa Fe)

Before me, Angela C. Luna, of the State and County aforesaid, personally appeared Douglass C. Jeffords, with whom I am personally acquainted, and who, upon oath, acknowledged that he is Co-Trustee of the Douglass C. Jeffords Trust u/w/o Douglass C. Jeffords, and that he executed the foregoing instrument as Co-Trustee for the purpose therein contained.

WITNESS my hand and seal, this 25th day of April, 2006.

OFFICIAL SEAL
ANGELA C. LUNA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 2/3/10

Angela C. Luna
NOTARY PUBLIC

My Commission Expires: 2/3/10

EXHIBIT A

Land in Davidson, County, Tennessee, BEING lots Nos. 152 and 153, on the Map of Geo. I. Waddey's Subdivision of Westwood, as of record In Book 332, Page 99, Register's Office for said County.

Said Lots 152 and 153 adjoin and front together 100 feet on the easterly side of 8th Avenue South or the Franklin Pike, and runs back between parallel lines, 265 feet to an alley.

Being the same property conveyed to Mary Jessica Jeffords Rook, Ann Jeffords Trotter, John C. Jeffords, Jr., and Douglass C. Jeffords, as equal tenants in common by deed from John C. Jeffords, Jr., and Douglass C. Jeffords, Trustees, of record in Book 5907, page 121, said Register's Office. Douglass Crawford Jeffords died a resident of Davidson County, Tennessee on August 14, 1985, and by his Last Will and Testament of record in Book 152, page 3, Probate Court Clerk's Office for Davidson County, Tennessee conveyed the residue of his estate which residue included the decedent's one-fourth (1/4) undivided interest in the Property to Eleanor C. Jeffords and Douglass Corcoran Jeffords as Co-Trustees of the trusts established under his Last Will and Testament. The Trustees allocated Douglas Crawford Jeffords' one-fourth (1/4) undivided interest in the Property to the Douglass C. Jeffords Trust u/w/o Douglass C. Jeffords (as acknowledged by the Co-Trustees in a certain Short Form Agreement of Lease of record in Book 7382, Page 38, R.O.D.C.). By Order of the Seventh Circuit Court for Davidson County, Tennessee dated January 30, 2002, AmSouth Bank, Nashville, Tennessee, was added as an additional Co-Trustee of the Douglass C. Jeffords Trust u/w/o Douglass C. Jeffords.

The property address is 2708 Franklin Pike Nashville, TN.