This Instrument Prepared By:
Alfred E. Abbey
Miller & Martin PLLC
1200 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219-2433

Davidson County DEEDQC
Recvd: 05/26/06 12:07 6 pgs
Fees:32.00 Taxes:0.00
20060526-0062262

Address of New Owner(s):
Walter M. Morgan III and
William D. Morgan
200 Evelyn Avenue
Nashville, TN 37205

Send Tax Bills To:

(Same)

Map/Parcel No.:
116-06-07

QUITCLAIM DEED

WHEREAS, Walter M. Morgan III and William D. Morgan, Trustees under a Trust Agreement dated April 4, 1996, are the owners of the hereinafter described real property; and

WHEREAS, the aforesaid Trust has terminated by its terms, and the Trustees desire to convey the said property to the hereinafter named distributees in accordance with the terms of the aforesaid Trust Agreement.

NOW, THEREFORE, for and in consideration of the premises, and for no monetary consideration, **Walter M. Morgan III and William D. Morgan, Trustees** as aforesaid (the "Grantors"), do hereby quitclaim and convey unto **Walter M. Morgan III, individually, and William D. Morgan, individually** (the "Grantees"), in equal shares, as tenants-in-common without any right of survivorship, and their respective heirs and assigns, all of their right, title and interest, as such trustees, in and to the following described real property located in Davidson County, Tennessee:

> Residence and property in the City of Belle Meade, Metropolitan Nashville and Davidson County, Tennessee, located generally in the southeasterly quadrant of the intersection of U.S. Highway No. 70 and Evelyn Avenue, and more particularly described in Exhibit A attached hereto and hereby made a part hereof.

This is improved property known as 210 Evelyn Avenue, Nashville, TN 37205.

The above-described property is conveyed **subject to**:

1. Easement for sanitary sewer and/or storm drainage of record in Book 4419, page 285, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewer and/or storm drainage of record in Book 5865, page 323, said Register's Office.

3. Flowage of Richland Creek.

4. Such other conditions and limitations as may affect the same.

IN WITNESS WHEREOF, the Grantors have executed this instrument, this 24th day of May, 2006.

Walter M. Morgan, III, Trustee

Walter M. Morgan, III, Trustee

William D. Morgan, Trustee

William D. Morgan, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Walter M. Morgan III, Trustee**, 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, as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 25th day of May, 2006.

Susie C. Sentiff
Notary Public

My Commission Expires: My Commission Expires SEPT. 22, 2007

SUSIE C. SENTIFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **William D. Morgan, Trustee**, 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, as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of May, 2006.

Carole Newman
Notary Public

My Commission Expires: My Commission Expires JULY 25,2009

CAROLE NEWMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ (NONE).

Walter M. Morgan III, Individually

William D. Morgan, Individually

Subscribed and sworn to before me by Walter M. Morgan III, this 25th day of May, 2006.

Notary Public

My Commission Expires: My Commission Expires SEPT. 22, 2007

SUSIE C. SENTIFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me by William D. Morgan, this 24th day of May, 2006.

Notary Public

My Commission Expires: My Commission Expires JULY 25,2009

CAROLE NEWMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

(Description of Property)

Being a parcel of land in the City of Belle Meade, Second Civil District, Thirty-fourth Councilmanic District Nashville, Davidson County, Tennessee, located generally in the southeasterly quadrant of the intersection of U.S. Highway 70 and Evelyn Avenue, and being more particularly described by a survey dated December 7, 1995, by Barge, Waggoner, Sumner and Cannon, Inc., bearing File No. 9746-02, as follows:

BEGINNING at a concrete monument in the southerly right-of-way line of U.S. Highway 70, said monument being easterly 750.60 feet from the easterly terminus of a curve return to the easterly right-of-way line of Evelyn Avenue;

THENCE, leaving said right-of-way line, with the westerly line of Bonaventure Place as of record in Book 5200, Page 448 and 449, R.O.D.C., the following calls:

S 27° 04' 27" E, 21.39 feet to a concrete monument;

S 00° 46' 08" W, 132.00 feet to an iron pin;

S 09° 30' 56" W, 53.60 feet to a concrete monument;

With a curve to the left 247.12 feet to a concrete monument, said curve having a central angle of 66° 48' 07", a radius of 211.96 feet, a tangent of 139.77 feet, and a chord of S 24° 21' 24" E, 233.36 feet; and

S 57° 38' 37" E, 468.22 feet to a point;

THENCE, leaving said line of Bonaventure Place, with the northerly line of property conveyed to John H. Noel, et ux. by deed of record in Book 4487, Page 742, R.O.D.C., the following calls:

S 39° 47' 20" W, 195.96 feet to a point;

S 54° 19' 25" E, 50.10 feet to a point; and

S 30° 41' 54" W, 90.00 feet to a point;

THENCE, with the westerly line of said Noel property, S 56° 08' 06" E, 189.50 feet to a point in the northerly right-of-way line of Clarendon Avenue;

THENCE, with said northerly right-of-way line, the following calls:

With a curve to the left 11.57 feet to a point, said curve having a central angle of 02° 43' 31", a radius of 243.20 feet, a tangent of 5.78 feet, and a chord of S 31° 41' 06" W, 11.57 feet;

S 30° 19' 20" W, 354.33 feet to a point; and

With a curve to the right 80.15 feet to a point in the easterly right-of-way line of Evelyn Avenue, said curve having a central angle of 91° 50' 29", a radius of 50.00 feet, a tangent of 51.63 feet, and a chord of S 76° 14' 35" W, 71.84 feet;

THENCE, with said easterly right-of-way line, the following calls:

N 57° 50' 11" W, 160.01 feet to a point;

With a curve to the right 335.34 feet to a point, said curve having a central angle of 21° 13' 42", a radius of 905.10 feet, a tangent of 169.62, and a chord of N 47° 19' 20" W, 333.43 feet;

N 36° 36' 29" W, 174.69 feet to a point; and

With a curve to the left 59.28 feet to a point, said curve having a central angle of 02° 31' 32", a radius of 1344.96 feet, a tangent of 29.65, and a chord of N 37° 52' 15" W, 59.28 feet;

THENCE, leaving said right-of-way line, with the southerly line of Lot No.1 as shown on the plan of Deerfield as of record in Book 7900, Page 207, R.O.D.C., N 54° 10' 13" E, 205.17 feet;

THENCE, with the easterly line of said Lot No.1, N 32° 16' 36" W, 520.00 feet to a point in the southerly right-of-way line of U.S. Highway 70;

THENCE, with said southerly right-of-way line, with a curve to the right 265.28 feet to a point, said curve having a central angle of 06° 03' 50", a radius of 2506.50 feet, a tangent of 132.76 feet, and a chord of N 49° 13' 01" E, 265.15 feet; and

THENCE, continuing with said southerly right-of-way line, N 52° 14' 56" E, 215.32 feet, to the point of beginning.

The above description was prepared from a survey dated December 7, 1995, made by William C. Watson, Tennessee No. 1487, Barge, Waggoner, Sumner and Cannon, Inc., 162 Third Avenue North, Nashville, Tennessee 37201.

Being the same property conveyed to Walter M. Morgan III and William D. Morgan, Trustees, by deed from Dudley Brown Morgan, of record in Book 10008, page 145, Register's Office for Davidson County, Tennessee.