Davidson County DEEDQC
Recvd: 08/08/06 16:11 2 pgs
Fees:12.00 Taxes:0.00
20060808-0097581

This Instrument Was Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:
Allison S. Kerr
493 Huntington Ridge Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Tax Map-Parcel Numbers:
161-1-A-116CO

TRUSTEE'S QUITCLAIM DEED

WHEREAS, by Quitclaim deed dated August 21, 2000, and recorded by instrument 200008250084118 in the Register's office for Davidson County, Helen Lee Shults transferred the below described real property ("Property") to herself as trustee of the Shults Tennessee Trust, a revocable inter vivos trust dated July 11, 2000 ("Revocable Trust"), such Property to be held in trust for the benefit of Helen Lee Shults and Allison S. Kerr; and

WHEREAS, pursuant to Section 1.3 of the Revocable Trust, if Helen Lee Shults is unable or unwilling to serve as trustee of the Revocable Trust, then Garland S. Kerr shall serve as trustee of the Revocable Trust; and

WHEREAS, pursuant to Section 2.3 of the Revocable Trust, upon Helen Lee Shults' death, the Revocable Trust shall terminate and the Property shall be distributed to Allison S. Kerr, if she is then living; and

WHEREAS, Helen Lee Shults died on July 14, 2005, Allison S. Kerr is living and Garland S. Kerr is the successor trustee of the Revocable Trust for purposes of winding up the Trust;

NOW, THEREFORE, in accordance with the provisions of the Shults Tennessee Trust, and for no other consideration, I, **GARLAND S. KERR, TRUSTEE**, by these presents hereby quitclaim and convey unto **ALLISON S. KERR, GRANTEE**, her heirs and assigns, all right, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, the same being more particularly described as follows:

> Land in Davidson County, Tennessee being Unit No. 116 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Helen Lee Shults, Trustee by deed from Helen Lee Shults of record in Instrument No. 200008250084118, said Register's Office.
>
> This is improved property known as 493 Huntington Ridge Drive, Nashville, Tennessee 37221.

By signing this deed, the Trustee releases any right she may have to recover this property in the event of the subsequent insolvency of this estate.

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Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand on this the 26th day of July, 2006.

SHULTS TENNESSEE TRUST

Garland S. Kerr

GARLAND S. KERR, Trustee

STATE OF TEXAS)
COUNTY Of TARRANT)

Personally appeared before me, a Notary Public of said county, Garland S. Kerr, Trustee of the Shults Tennessee Trust, the within named bargainor, with whom I am personally acquainted, (or who was 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, at office, this 26th day of July, 2006.

SYLVIA L. VEGA NOTARY PUBLIC STATE OF TEXAS EXPIRES MAY 29, 2008

Sylvia L. Vega

NOTARY PUBLIC

My Commission Expires:
May 29, 2008

STATE OF TEXAS)
COUNTY OF TARRANT)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. § 67-4-409(a)(4). The actual consideration for this transfer is $0.00.

Allison Kerr

ALLISON KERR, Grantee

Subscribed and sworn to before me this 28 day of July, 2006.

CATHY S. ASKINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Cathy S. Askins

NOTARY PUBLIC

My Commission Expires:
My Commission Expires January 17, 2010

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