Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20061019-0130153

QUITCLAIM DEED

This document prepared by Jon L. Setzer, Attorney-At-Law, Suite 505, Cavalier Bldg., 95 White Bridge Road, Nashville, Tennessee 37205

FROM: Melanie Strother, Individually

TO: Melanie Strother, Trustee U/A/D September 5, 2006 of the Melanie Strother Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto.

Map and Parcel: ~~116-04/47/7DA 09535~~ 82-14/76

Name and Address of Property Owner: Melanie Strother,
162 Kenner Ave.
Nashville TN 37205

Send Tax Bills To: ~~(Same)~~ PO BOX 90311
NASHVILLE, TN 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration for this transfer is: No Monetary Consideration

Melanie Strother
Affiant

Jeff Young
State of Tennessee Notary Public
Davidson County

Subscribed and sworn to before me, this date: 10-19-2006

Notary Public

My Commission Expires: 11-14-2009

I hereby QUITCLAIM to Melanie Strother, Trustee, U/A/D September 5, 2006 and any successor trustees thereto, my undivided one-half (1/2) interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Land in Davidson County, Tennessee as described on the attached Exhibit "A", the terms of which are hereby incorporated herein by reference as fully as set forth verbatim herein.

Being the same property conveyed to Melanie Strother and Barbara Allyn Strother, from Hugh C. Howser, Sr., Executor of the Estate of James H. Strother, by deed of record in Instrument No. 20001228-0127045, Register's Office for Davidson County, Tennessee.

Note 1: The Grantor and the Grantee are one and the same person.
Note 2: It is the intention of the Grantor by this deed to transfer ownership of one-half of the herein described property to the Grantee in order to place said property into a Revocable Inter-vivos ("Living") Trust.

This improved property is known as: 616 2nd Ave. North, Nashville, Tennessee 37201.

This deed prepared from information provided by the Grantor.

Witness my hand on 10-19-06.

Melanie Strother

GRANTOR: MELANIE STROTHER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jeff Young, a Notary Public in and for said County and State, the within named Melanie Strother, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on 10-19-2006.

Notary Public My Commission Expires: 11-14-2009.

Jeff Young
State of Tennessee Notary Public
Davidson County

Exhibit "A"

A tract of land fronting on Second Avenue, North (formerly Market Street), at the Louisville and Nashville railroad in the City of Nashville, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northeast line of Second Avenue, North, twenty-three and four tenths (23.4) feet northwestwardly as measured along said northeast line of Second Avenue, North, from a point in the center line of the southbound main track of the Louisville Division, formerly the Main Stem Second Division, of the railroad of the Grantor; thence North 62 degrees 45' East along a line at right angles to Second Avenue, North, a distance of seventy-eight and thirty hundredths (78.30) feet to a point; thence North 51 degrees 06' East a distance of one hundred twenty-six and fifty-seven hundredths (126.57) feet to a point which is fourteen (14) feet measured northwestwardly along a radial line from Grantor's Track No. 92; thence northwardly along a curve to the left, having a radius of two hundred seventeen and one hundredths (217.01) feet and parallel to and fourteen (14) feet generally westwardly from and parallel to said Track No. 92, a distance of one hundred sixty-eight and thirty-three hundredths (168.33) feet to a point, said last named curved line having a long chord of one hundred sixty-four and fourteen hundredths (164.14) feet as measured along a course North 10 degrees 43' East; thence South 62 degrees 45' West a distance of three hundred three and twenty-five hundredths (303.25) feet to a point in the northeast line of Second Avenue, North; thence South 27 degrees 15' East along said northeast line of Second Avenue, North, a distance of one hundred fifty-four and ninety-five hundredths (154.95) feet to the point of beginning, containing thirty-eight thousand, sixty-one (38,061) square feet or eight hundred seventy-four thousandths (0.874) acres, more or less.

Being the same property conveyed to The Estate of James H. Strother, Hugh C. Howser, Sr., Executor by quitclaim deed from Hugh C. Howser, Jr., Successor Trustee under the James H. Strother Retained Annuity Trust, of record at Book 9981, page 123, Register's Office for Davidson County, Tennessee.