THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
DAVID M. EDGIN AND MARY ANNETTE EDGIN, BOTH UNMARRIED	MAP 43-12, PARCEL 70
345 HICKORY ST.	
MADISON, TN 37115	
SEND TAX BILLS TO:	
SAME	

Davidson County DEEDQC
Recvd: 11/29/06 15:00 3 pgs
Fees:17.00 Taxes:0.00
20061129-0147414

STATE OF TENNESSEE :

COUNTY OF DAVIDSON

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, THIS 27 DAY OF NOVEMBER, 2006.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF NOVEMBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration) and for the express purpose of making a re-conveyance to create a JOINT TENANCY WITH RIGHT OF SURVIVORSHIP in DAVID M. EDGIN AND MARY ANNETTE EDGIN, BOTH UNMARRIED, I, DAVID M. EDGIN, by these presents do hereby quitclaim and convey unto THOMAS E. STEWART, TRUSTEE, his successors and assigns, all of my right, title and interest in and to certain real estate in Davidson County, Tennessee, as follows, to-wit:

See Attached Exhibit A

This is unimproved property known as Rio Vista Drive, Nashville, TN.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And Now, I, the said THOMAS E. STEWART, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto

DAVID M. EDGIN AND MARY ANNETTE EDGIN, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, their successors, heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have set our hands and seals on this 27 day of NOVEMBER, 2006.

David M. Edgin
DAVID M. EDGIN

Thomas E. Stewart Trustee
THOMAS E. STEWART, TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID M. EDGIN, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 22 day of NOVEMBER, 2006.

Denise C. Allis
Notary Public

My commission expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he, AS TRUSTEE, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 27 day of NOVEMBER, 2006.

Denise C. Allis
Notary Public

My commission expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

EXHIBIT "A"

LAND in Davidson County, Tennessee, described as follows:

FIRST TRACT: Being part of Lot No. 10 on the Plan of Anderson Estates of record in Book 1130, page 37, Register's Office for said County, being lots Nos. 3, 4, 22, 24, 29 to 44 inclusive and 46 to 48 inclusive of Block "A" on the unrecorded plan of Ellen and Vandiver's Subdivision.

SECOND TRACT: Being part of Lot No. 10 on the Plan of Anderson Estates as of record in Book 1130, page 37, Register's Office for said County, described as follows:

Beginning at the northwest corner of Lot No. 10 and running thence south 2° 30' west 2193 feet to a stake at the northwest corner of Lot No. 5; thence south 88° east 1415.1 feet to a stake, the southwest corner of the tract purchased by John C. Vandiver and Rudolph M. Ellen from John W. Anderson and wife, by deed of record in Book 1308, page 608, said Register's Office; thence with their lines, northwestwardly to the beginning containing 35.6 acres, more or less.

INCLUDED in the above described property but to be EXCLUDED therefrom is the following described parcel of property:

Land in Davidson County, Tennessee, being shown on the plan of Rio Vista Apartments, as of record in Plan Book 4460, page 144, Register's Office for said County, described as follows:

Beginning at a concrete monument in the southerly right of way of Anderson Lane (or Thornton Road) and the westerly right of way of proposed Rio Vista Drive, being the northeast corner of Lot No. 44, Archwood Acres, Section II, as of record in Book 2331, page 12, Register's Office of said County; thence south 27° 53' 00" east 1,478.0 feet to an iron pin in aforementioned property R. O. W. of Rio Vista Drive; thence with said proposed R. O. W. south 23° 30' 00" East 370.6 feet to an iron pin; thence south 60° 15' 00" West 582.5 feet to an iron pin; thence north 33° 30' 00" West 240.0 feet to an iron pin; thence north 84° 20' 00" west 394.0 feet to an iron pin being the southwest corner of this tract and the southeast corner of Lot No. 59 North 5° 01' 40" East 220.0 feet to an iron pin being the northeast corner of said Lot No. 59 and being in the southerly R. O. W. of Roosevelt Avenue; thence with said R. O. W. south 84° 58' 20" East 62.1 feet to an iron pin; thence North 2° 01' 30" East 50.07 feet to an iron pin being in the northerly R. O. W. of Roosevelt Avenue; thence north 84° 58' 20" West 59.5 feet with the northerly R. O. W. of said Avenue to an iron pin being the southeast corner of Lot No. 58 of said Archwood Acres, Section I; thence with the easterly property line of said Lot No. 58 north 5° 01' 40" east 200.0 feet to a concrete monument being the northeast corner of said Lot No. 58; thence north 30° 01' 30" East 68.69 feet to a concrete monument; thence with the easterly property lines of lots Nos. 57, 56, 55 and 54 of said Archwood Acres, Section I, north 2° 01' 30" east 509.0 feet to a concrete monument; thence north 26° 28' 00" west 363.0 feet to an iron pin; thence north 67° 50' 00" east 190.95 feet to an iron pin being the southeast corner of Lot No. 44 of said Archwood Acres, Section II, as of record in Book 2331, page 12, Register's Office for said County; thence north 2° 01' 30" east 247.94 feet with the easterly property line of said lot No. 44 to the point of beginning; containing 21.28 acres, more or less.

Being the same property conveyed to David M. and Mary E. Edgin by Final Decree Confirming Sale of record in Book 8441, Page 124, Register's Office for Davidson County, Tennessee. Said Mary E. Edgin having since died on 2/22/06, and property vested, by operation of law, in David M. Edgin, her surviving spouse.