This instrument prepared by:
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Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 08/24/07 15:58 2 pgs
Fees:12.00 Taxes:0.00
20070824-0101944

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Cumberland Trust & Investment Co., Successor Trustee	(NAME) Same as new owner	Map 116 – 08 F , Parcel 129 CO
(STREET ADDRESS) 104 Woodmont Blvd. Suite 120	(STREET ADDRESS)	
(CITY) Nashville (STATE) TN (ZIP) 37205	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **SunTrust Bank, Trustee under that certain trust agreement establishing the Elizabeth Edwards Living Trust, dated November 4, 2002, as amended and restated on October 6, 2004,** does hereby quitclaim and convey unto the said **Cumberland Trust & Investment Co., Successor Trustee , under that certain trust agreement establishing the Elizabeth Edwards Living Trust, dated November 4, 2002, as amended and restated on October 6, 2004,** Grantee herein, its successors, heirs and assigns, all of their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Being a certain building site being Lot No. 129 as shown on the Revised Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for said county, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to herein.

Being same property conveyed to SunTrust Bank Trustee under that certain trust agreement establishing the Elizabeth Edwards Living Trust, dated November 4, 2002, as amended and restated on October 6, 2004, by quitclaim deed from Elizabeth Pride Edwards recorded in Instrument No. 200410130123618, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0.00

Subscribed and sworn to before me this the 24 day of August, 2007.

Affiant

My commission expires: **MY COMMISSION EXPIRES: May 23, 2009** (Affix Seal)

Notary Public

SHIRLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is improved property known as 129 Prospect Hill, Nashville, Tennessee 37205

Witness my hand this 24TH day of August, 2007.

SunTrust Bank Trustee under that certain trust agreement establishing the Elizabeth Edwards Living Trust, dated November 4, 2002, as amended and restated on October 6, 2004,

By: Karen B. Sadler
Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, Karen B. Sadler, with whom I am personally acquainted or proved to me on the basis of satisfactory eveidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President of the maker, **SunTrust Bank Trustee under that certain trust agreement establishing the Elizabeth Edwards Living Trust, dated November 4, 2002, as amended and restated on October 6, 2004,** or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of August, 2007.

My commission expires: **MY COMMISSION EXPIRES: May 23, 2009**

Notary Public

SHIRLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Encumbrances:

1. 2007 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 5050, pages 67-71, as amended in Book 5169, page 426, Book 5591, page 412, Book 5222, page 468, Book 5238, page 93, and in Book 5387, page 832, Register's Office of Davidson County, Tennessee.
3. Subject to Agreement for Dedication of easement for Sanitary Sewer and/or Storm Drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Book 5387, pages 832, 838, and 844, and in Book 7061, page 100, said Register's Office.
4. Subject to right of first refusal in Sugartree Homeowner's Association, Inc. pursuant to Amended and Restated Declaration recorded in Book 11758, page 466, Register's Office of Davidson County, Tennessee.
5. Subject to Articles of Incorporation and Charter of Sugartree Homeowners Association of record in Book 5365, page 903, Book 5683, pages 667 and 670, Register's Office of Davidson County, Tennessee.
6. Subject to requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase and lease options, burdens and other undertakings, including rights and interest of other site owners and condominium owners, and also including the requirement that all owners of building sites and condominium units be members of Sugartree Homeowners Association, Inc., and subject to assessment for the payment of costs incident to the maintenance of the common areas and administration of the Association, and provided for a lien securing payment thereof, contained in and instrument executed by Sugartree Properties, Inc., recorded October 2, 1974, and recorded in Book 4857, page 157, amended in Book 4911, page 356; further amended by Second Amendment of record in Book 4996, page 126, and further amended by Third Amendment of record in Book 5003, page 688, Register's Office of Davidson County, Tennessee, all as made applicable to Sugartree Phase #3 by instrument of record in Book 5087, page 220, Register's Office of Davidson County, Tennessee, which latter instrument also amended Article I, Paragraph 4 of the Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, Said Register's Office, as further amended by instrument of record in Book 5152, page 401, said Register's Office amending Article 8 Section 2 thereof. Also as further amended by instruments of record in Book 5514, page 138, and Book 5691, page 61, Register's Office of Davidson County, Tennessee. The herein referenced Declaration as amended was amended, restated and superceded by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sugartree recorded in Book 11758, page 466, said Register's Office.