This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 08/24/07 16:02 5 pgs
Fees:27.00 Taxes:0.00
20070824-0101945

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 117 – 14 , Parcel 168 (Lot 1 Royal Arms Commercial Park)
(STREET ADDRESS) 104 Woodmont Blvd. Suite 120	(STREET ADDRESS)	Map 117-15, Parcel 48.02 (Royal Arms Apartments)
(CITY) (STATE) (ZIP) Nashville TN 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, Successor Trustee under the Lewis D. Pride Marital Trust Under Will of Lewis D. Pride, deceased** , does hereby quitclaim and convey unto the said **Cumberland Trust & Investment Co., Successor Trustee , under the Lewis D. Pride Marital Trust Under Will of Lewis D. Pride, deceased,** Grantee herein, its successors, heirs and assigns, all of their right, title and interest, BEING AN UNDIVIDED 1/4TH INTEREST, in and to that certain real estate in Davidson County, Tennessee, as follows:

See Exhibit "A" attached hereto (3 pages)

SunTrust Bank having succeeded First American National Bank of Nashville as Trustee under the will of Lewis D. Pride, deceased.

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

Notary Public

SHIRLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is improved property known as 2011 and 2021 Richard Jones Road, Nashville, Tennessee 37215

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

SunTrust Bank Successor Trustee under the Lewis D. Pride Marital Trust Under Will of Lewis D. Pride, deceased

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 Successor Trustee under the Lewis D. Pride Marital Trust Under Will of Lewis D. Pride, deceased,** 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 5060, page 104, Register's Office of Davidson County, Tennessee.
3. Subject to easement for Sanitary Sewer recorded in Book 3672, page 461, said Register's Office.
4. Subject to Memorandum of Lease by and between Lewis D. Pride, et al. and Red Lobster Inns of America, Inc., a Florida corporation, recorded in Book 5139, page 907, Amendment to Memorandum of Lease recorded in Book 5142, page 924, said Register's Office. Net Ground Lease by and between Lewis D. Pride, et al. and Red Lobster Inns of America, Inc. a Florida corporation, recorded in Book 6511, page 682, said Register's Office.
5. Subject to terms and conditions of trust as set out in will of Lewis D. Pride, deceased of record in Will Book 122, page 666, Probate Court of Davidson County, Tennessee.

TRACT ONE:

Land in the 16th, formerly the 7th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 5 and 6 on the Plan of Phoebe Nicholson's Subdivision of Lot No. 2 of the Andrew Castleman Lands, of record in Minute Book "J", page 293, County Court for said County, described according to a copy of a survey thereof made by J. L. Murphy, Jr., & Co., dated January 22, 1964, as follows:

Beginning at a point in the southerly margin of Richard Jones Road, 200.02 feet westerly from the southwest intersection of said Road and Lone Oak Road, being the northwest corner of the property conveyed to Crain and Barker by deed from Mrs. Myrtle Owens Looney, of record in Book 1383, page 60, Register's Office for said County; thence with Crain and Barker's western boundary line, South 1° 55' West 497 feet to a point, Crain and Barker's southwest corner; thence with their southerly line, South 87° 10' East 200.02 feet to a point in the westerly margin of Lone Oak Road; thence with the margin of the same, South 1° 55' West 50 feet to a point; thence leaving said Road, North 87° West 361.73 feet to a point; thence South 0° 55' West 158.43 feet to a point; thence North 88° 22' West 331.34 feet to a point; thence North 1° 07' East 696.55 feet to a point in the southerly margin of Richard Jones Road; thence with the margin of same, South 88° 53' East 500 feet to the point of beginning, containing 7.58 acres, more or less.

Being the same property conveyed to Lewis D. Pride, an undivided one-fourth interest, to I. R. Schulman, an undivided one-fourth interest, and to Emanuel Schatten, an undivided one-half interest, by deed from William C. Weaver, Jr., R. C. Mathews, Contractor, Inc., a Tennessee corporation, and W. H. Criswell Co., Inc., a Tennessee corporation, of record in Book 3707, page 455, Register's Office for Davidson County, Tennessee. The said Lewis D. Pride has since died and his interest is vested in First American National Bank of Nashville, Tennessee, as Trustee under his Will, of record in Will Book 122, page 666, Probate Court for Davidson County, Tennessee. The said I. R. Schulman died in August, 1986 and his widow, Bobette K. Schulman, succeeded to his interest. Emanuel Schatten died in November, 1994 and his Estate succeeded to his interest pursuant to the terms of his Last Will and Testament of record in Will Book 194, page 554, Probate Court for Davidson County, Tennessee. Also being the same property conveyed to Bobette K. Schulman Instr# 200008160081200 Register's Office for Davidson County, Tennessee

INCLUDED IN THE ABOVE DESCRIPTION TO TRACT ONE, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING PARCEL:

Any portion of the above described Tract One contained within Lot Nos. 1, 2,3 and 4 on the plat of Lone Oak Subdivision recorded in Book 5210, page 217, Register's Office of Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TRACT TWO:

Land in the 16th, formerly the 7th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1, 2, 4, and 5 on the Plan of Phoebe Nicholson's Subdivision of Lot No. 2 of the Andrew Castleman Lands, of record in Minute Book "J", Page 293, County Court for said County, described according to a copy of a survey thereof made by J. L. Murphy, Jr. & Co., dated January 22, 1964, as follows:

Beginning at a point in the southerly margin of Richard Jones Road, 702.02 feet west of the southwest intersection of said Road and Lone Oak Road, being the northwest corner of a 7.58 acre tract shown on said survey; thence with the westerly line of said Tract, South 1° 07' West 696.55 feet to a point; thence North 88° 22' West 32.31 feet to a point; thence North 74° 50' West 497.29 feet to a point; thence North 0° 26' East 575.40 feet to a point in the southerly margin of Richard Jones Road; thence with the margin of same, South 88° 53' East 521.40 feet to the point of beginning, containing 7.61 acres, more or less.

Being the same property conveyed to Lewis D. Pride, an undivided one-fourth interest, to I. R. Schulman, an undivided one-fourth interest, and to Emanuel Schatten, an undivided one-half interest, by deed from William C. Weaver, Jr., R. C. Mathews, Contractor, Inc., a Tennessee corporation, and W. H. Criswell Co., Inc., a Tennessee corporation, of record in Book 3707, page 415, Register's Office for Davidson County, Tennessee. The said Lewis D. Pride has since died and his interest is vested in First American National Bank of Nashville, Tennessee, as Trustee under his Will, of record in Will Book 122, page 666, Probate Court for Davidson County, Tennessee. The said I. R. Schulman died in August, 1986 and his widow, Bobette K. Schulman, succeeded to his interest. Emanuel Schatten died in November, 1994 and his Estate succeeded to his interest pursuant to the terms of his Last Will and Testament of record in Will Book 194, page 554, Probate Court for Davidson County, Tennessee. Also being the same property conveyed to Bobette K. Schulman Instr#20000816081200 Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION TO TRACT TWO, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING PARCEL:

Being a parcel of land in the First Civil District of Davidson County, Tennessee, being a reserve parcel as shown on the Subdivision of Royal Arms Commercial Park, as of record in Book 5060, page 104, Register's Office for Davidson County, Tennessee

NOTE: Lot No. 1 on the plat of Royal Arms Commercial Park recorded in Book 5060, page 104, REgister's Office of Davidson County, Tennessee is contained within the description of Tract Two above.

EXHIBIT "A" (page 3 of 3)

TRACT THREE:

a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being parts of Lots Nos. 5 and 6 in the Subdivision of the Phoebe Nicholson's heirs property, as of record in Minute Book "J", page 293, County Court for said County, described according to a survey made by Stephen A. Draper, Surveyor, February 1, 1962, as follows:

Beginning at an iron pin on the westerly margin of Lone Oak Road at the northeast corner of the property conveyed to John Allen Farmer by deed from J. F. Robinson, Jr. and wife, of record in Book 3676, page 15, Register's Office for said County; thence with the westerly margin of said Road, North 2° 25' East 34.7 feet; thence North 86° 50' West 361.1 feet to an iron pin; thence South 1° 45' West 160.8 feet to a 20-inch elm; thence North 86° 24' West 363.2 feet to an iron pin; thence South 2° 57' West 68 feet to an iron pin; thence South 87° East 496.8 feet to an iron pin at the southeast corner of Tract No. 2 of the property conveyed to Stanley E. Hime and wife by deed from William R. McCown and wife, of record in Book 2705, page 111, said Register's Office; thence with said Hime's western boundary line, North 3° 10' East 196.7 feet to said Hime's northwest corner; thence with said Hime's and said Farmer's northern boundary line, South 87° 01' East 223.6 feet to the beginning.

Being the same property conveyed to Lewis D. Pride, an undivided one-fourth (1/4) interest, I. R. Schulman, an undivided one-fourth (1/4) interest, and Emanuel Schatten, an undivided one-half (1/2) interest, by deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 3858, page 73, Register's Office of Davidson County, Tennessee.

The said Lewis D. Pride has since died and his interest is vested in First American National Bank of Nashville, Tennessee, as Trustee under his Will, of record in Will Book 122, page 666, Probate Court for Davidson County, Tennessee. The said I. R. Schulman died in August, 1986 and his widow, Bobette K. Schulman, succeeded to his interest. Emanuel Schatten died in November, 1994 and his Estate succeeded to his interest pursuant to the terms of his Last Will and Testament of record in Will Book 194, page 554, Probate Court for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION TO TRACT THREE, BUT EXPRESSLY EXCLUDED THEREFROM IS THAT FOLLOWING PARCEL:

Any portion of the above described Tract Three contained Lot Nos. 1, 2, 3 and 4 on the plat of Lone Oak Subdivision recorded in Book 5210, page 217, Register's Office of Davidson County, Tennessee.