BILL GARRETT, Davidson County
Trans:T20090049968 DEEDQC
Recvd: 07/23/09 16:17 3 pgs
Fees:17.00 Taxes:0.00
20090723-0069409

THIS INSTRUMENT PREPARED BY
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Avenue North, Suite 300
Nashville, TN 37201-1638

TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NO:
JUANITA M. BAKKE 1717 Hudson Rd. Madison, TN 37115	Same	06300006900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

W. WARNER McNEILLY III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires SEPT. 19, 2009

Juanita M. Bakke
JUANITA M. BAKKE

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly, III, by JUANITA M. BAKKE this 23rd day of July, 2009.

Notary Public
My Commission Expires: 9/19/09

For and in consideration of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, I, JUANITA M. BAKKE, Trustee of the CLAUDE MARTIN BAKKE AND JUANITA M. BAKKE REVOCABLE LIVING TRUST dated November 13, 2002 as amended, hereinafter "GRANTOR," hereby transfer, convey and quitclaim to JUANITA M. BAKKE, individually, her heirs and assigns, all of GRANTOR'S right, title and interest in the following property located in Davidson County, Tennessee:

That certain land situate in the 11th Civil District (formerly the 19th) of Davidson County, State of Tennessee, to wit:

Real property with improvements known as 1717 Hudson Road, Madison, Tennessee 37115, further described in Exhibit "A" which is attached hereto and made a part hereof by reference, and subject to the exceptions and other matters set forth in Exhibit "B" which is attached hereto and incorporated herein by reference.

Subject to any and all easements, covenants and/or restrictions of record, and/or any and all governmental zoning regulations which may pertain to the above-described property.

Being the same property conveyed to Claude Martin Bakke and/or Juanita M. Bakke as Trustees of the Claude Martin Bakke and Juanita M. Bakke Revocable Living Trust dated November 13, 2002 by deed of record in instrument number 20021218-0156244, R.O.D.C. Claude Martin Bakke has since died and Juanita M. Bakke is serving as sole Trustee of said Trust.

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

WITNESS my hand this 23 day of July, 2009.

CLAUDE MARTIN BAKKE AND JUANITA M. BAKKE REVOCABLE LIVING TRUST DATED NOVEMBER 13, 2002

By: Juanita M. Bakke Trustee
JUANITA M. BAKKE, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

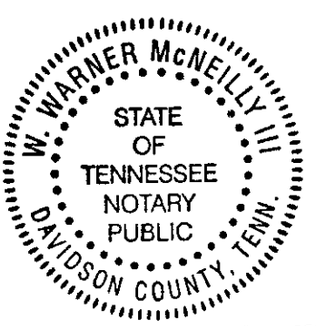
Personally appeared before me, W. WARNER McNEILLY III, a Notary Public in and for said County and State, JUANITA M. BAKKE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of the Claude Martin Bakke and Juanita M. Bakke Revocable Living Trust dated November 13, 2002 and that as such Trustee she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 23rd day of July, 2009.

Notary Public

My Commission Expires:

9/19/09



My Commission Expires SEPT. 19, 2009

EXHIBIT 'A'

Land in thee 11th, formerly the 19th Civil District of said county, described a s Tract No. 2 in the deed from Louis Clifton Huffines and wife, to George P. Howell, more particularly described according to a copy of a survey made by Harvey Gee, Surveyor, May 17, 1948, as follows:

BEGINNING at a spike in the center of Hudson Road 208.5 feet southerly from the southeast corner of said Hudson Road and Nawakwa Trail, now called Pawnee Trail, said point being also the southwest corner of a tract of land owned by Daniels; thence with the south boundary of said Daniels tract, N. 72 degrees W. 220.7 feet to Daniels' southeast corner; thence with the east boundary of said Daniels tract, N. 0.5 degrees E. 81.1 feet to a point; thence. eastwardly 20.7 feet to an iron pin and N. 0.4 degrees 30' W. 92.6 feet to an iron pin in the southerly margin of said Nawakwa Trail, now called Pawnee Trail; thence S. 14 degrees 30' W. 375 feet, more or less, to an iron pin in the northerly boundary of a 13.1 acre tract shown on said survey; thence with same, W. 75 degrees 15' W. 22.6 feet to a point; thence S 30 degrees 55' E.. 79.8 feet to a point; thence S. 72 degrees W. 200 feet to a point in the center of said Hudson Road; thence with the same, N. 30 degrees 55' W. 300 feet to the beginning, containing 1.68 acres, more or less, said tract being designated as Lots Nos. 1 and 2 on said survey, and a tract shown as 0.34 acres, more or less on said survey.

EXHIBIT 'B'

1. Right of way for Hudson Road

2. Unrecorded easements for roads and utilities, if any.