BILL GARRETT, Davidson County
Trans:T20090074030 DEEDQC
Recvd: 10/30/09 14:20 5 pgs
Fees:27.00 Taxes:0.00
20091030-0100486

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2424

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Crotzer & Finch, LLC 2803 Lealto Court Nashville, TN 37214	Crotzer & Finch, LLC 2803 Lealto Court Nashville, TN 37214	09504005900 09504005700

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the **Family Share of the Edsel Powell Crotzer Inter Vivos Trust** created pursuant to instrument of revocable trust dated October 3, 2001, as amended on February 22, 2008, and **Sue B. Crotzer,** by these presents do hereby quitclaim and convey unto **Crotzer & Finch, LLC**, a Tennessee limited liability company, its successors and assigns, all of their right, title and interest in and to the following described tracts of land situated in Davidson County, Tennessee:

TRACT #1:

Land in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, July 10, 1948, as follows:

Beginning at a point in the center of the Lebanon Pike, at the northwest corner of a tract of land owned by J.C. Warick; thence with Warick's western boundary line, South 3 degrees 58' East 247.5 feet to N.B. Martin's northeast corner, thence with Martin's northern boundary line, South 82 degrees 18' West 50 feet to a point, thence North 4 degrees West 251.5 feet to a point in the center of said Lebanon Pike, thence with the center of said Pike North 86 degrees 34' East 50 feet to the beginning.

This is improved property known as 2619 Lebanon Road, Nashville, Tennessee.

TRACT #2:

Land in the 3rd Civil District of said County and State, being the easterly part of Lot No. 7 of Joel S. Boyd's Subdivision of the 2.87 acre tract, not of record, described partly according to a survey made by John M. Sullivan, County Surveyor, April 4, 1949, as follows:

Beginning at a point in the center of Lebanon Road at the common corner of Lots Nos. 7 and 8 on said survey, said point being the northwest corner of the property conveyed to J. Frank Crowell and wife, by deed from Thomas Henry Horrell and wife, as of record in Book 3281, page 347, Register's Office for said County; thence with the line between said Lots Nos. 7 and 8 along said Crowell's westerly line South 5 degrees 15' East 258 feet to a point in N.B. Martin's northerly line; thence with said Martin's northerly line along a fence South 81 degrees 20' West 45.96 2/3 feet to a point lying North 81 degrees 20' East along said Martin's northerly line 3 feet 10 inches from the rear common corner of Lots Nos. 6 and 7 on said survey, said point also lying South 81 degrees 20' West along said Martin's northerly line 2 inches from the southeast corner of the property conveyed to W.H. Freeman, et al., by deed from Joe P. Hamilton and wife, as of record in Book 2275, page 227, said Register's Office; thence with said Freeman's present easterly line North 259 feet, more or less, to a point in the center of Lebanon Road, said point lying North 83 degrees 25' East along the center of said Road 3 feet 10 inches from the common corner of said Lots Nos. 6 and 7, said point also lying South 83 degrees 25' West along the center of said Road 2 inches from said

Freeman's old northeast corner; thence with the center of said Road North 83 degrees 25' East 48.46 2/3 feet to the beginning.

This is improved property known as 2611 Lebanon Road, Nashville, Tennessee.

Being the same property conveyed to J. Allen Reynolds III, Trustee, by Edsel P. Crotzer and wife, Sue B. Crotzer, as Tenants by the Entirety, and by J. Allen Reynolds III, Trustee, to Edsel P. Crotzer and wife, Sue B. Crotzer, as Tenants in Common, by single deed of record in Book 7147, Page 525, Register's Office for Davidson County, Tennessee; Edsel P. Crotzer having since died and his interest in such property having passed as a result of his death to the Family Share of The Edsel Powell Crotzer Inter Vivos Trust.

WITNESS this 30th day of October, 2009.

FAMILY SHARE OF THE EDSEL POWELL CROTZER INTER VIVOS TRUST

By: _____
Sue B. Crotzer,
Trustee

By: _____
Teresa C. Finch,
Trustee

_____
Sue B. Crotzer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, a Notary Public in and for said State and County, Sue B. Crotzer and Teresa C. Finch, with whom I am personally acquainted and who acknowledged themselves to be the Trustees of the Family Share of the Edsel Powell Crotzer Inter Vivos Trust, the bargainor, and that they as such Trustees executed the within instrument for the purposes therein contained, by signing the name of such trust.

Witness my hand, at office, this 30 day of October, 2009.

Notary Public

J. ALLEN REYNOLDS III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, a Notary Public in and for said State and County, Sue B. Crotzer, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of October, 2009.

Notary Public

J. ALLEN REYNOLDS III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-2010

The actual consideration paid for this transfer is $ -0-.

Affiant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 30 day of October, 2009.

Notary Public

J. ALLEN REYNOLDS III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-2010

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