BILL GARRETT, Davidson County
Trans:T20090079192 DEEDQC
Recvd: 11/20/09 13:11 4 pgs
Fees:22.00 Taxes:0.00
20091120-0107038

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	10308003700

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 tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County and part of the southern half of Block No. 30 on the Map of Sylvan Park, as of record in Book 332, page 104, said Register's Office, described as follows:

Beginning at a point on the easterly margin of 44th Avenue North, formerly Third Street, at a point 150 feet northerly from the northerly margin of Minnesota Avenue, formerly Murphy Road; thence, easterly 132 ½ feet to a point on the north line of Fred E. Coe, part of said Lot No. 1, said point being 153 feet northerly from the northerly margin of Minnesota Avenue; thence, northerly almost parallel with 44th Avenue North, 50 feet to a point on the southerly line of the Southern Investment Company's property; thence, westerly parallel with the first line, 137 ½ feet to the easterly margin of said 44th Avenue, North; thence, with the easterly margin of said 44th Avenue North, southerly 50 feet to the beginning.

This is improved property known as 106 44th Avenue North, 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 17 day of November, 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 17 day of November, 2009.

Notary Public

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 17 day of November, 2009.

Notary Public

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 17 day of Nov., 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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