QUITCLAIM DEED

This instrument prepared by: WALLACE & SEXTON, Attorneys at Law,
111 Commerce Street, Sevierville, Tennessee 37862

TAX ASSESSOR INFORMATION: Map 96-1, GP: ____, Par. 97, S ___, PO__

NEW OWNER AND
Person or agency responsible for payment of taxes:
Name: * **Kristan T. Kivilaan**
Address: * **2720 Bluefield Avenue**
Nashville, TN 37214

FORM FOR OATH:

I/we, hereby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater is $-0- RESUBDIVISION, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of Feb., 2010.

Notary Public or Register ACE 11/27/10

KATHY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

RECORDING DATA:

BILL GARRETT, Davidson County
Trans:T20100011288 DEEDQC
Recvd: 02/25/10 14:10 2 pgs
Fees:12.00 Taxes:0.00
20100225-0014554

THIS INDENTURE made and entered into this 16th day of February, 2010, by and between **RICHARD T. WALLACE, TRUSTEE OF THE WALLACE FAMILY TRUST UDT dated December 2, 1991, with full power to convey or encumber the demised premises without joinder of beneficiaries,** known hereinafter as First Party (Grantor), and **KRISTAN T. KIVILAAN and wife, KELLEY B. KIVILAAN,** known hereinafter as Second Party (Grantee);

WITNESSETH

That for and in consideration of ONE DOLLAR ($1.00) in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, and further consideration of the care and friendship to A. V. and O'Lean Wallace.

The First Party does hereby QUITCLAIM all of his right, title and interest, unto the said Party of the Second Part, in the following described premises, to-wit:

Property lying in central Davidson County, Tennessee near the junction of Donelson Pike and Lebanon Road (U.S. Hwy 70) and being all of Lot 1 of the A.V. Wallace Subdivision as shown on plat of record in Instrument No. 201001080002112 in the Register's Office of Davidson County, Tennessee, and bounded on the north by the property of the Tennessee Central Railroad; on the east by Lot 2 of the A. V. Wallace Subdivision; on the south by Bluefield Avenue, and on the west by Lot 18 of the Bluefield Subdivision of record in Plat Book 843, Page 16, R.O.D.C. and being more specifically described as follows:

Beginning on an iron pin in the north margin of Bluefield Avenue and being the common front corner of Lot 18 of the Bluefield Subdivision and Lot 1 of the A.V. Wallace Subdivision and being located approximately 782.56' west of the intersection of Bluefield Avenue and Donelson Pike; thence leaving the north margin of Bluefield Avenue with the east line of aforesaid lot 18, N-38° 15' 55"-E, 209.00' to an iron pin; thence N-3° 50' 27"-E, 120.08' to an existing iron pipe; thence N- 3° 50' 11"-E, 77.12' to an iron pin set at the northeast corner of lot 17 of the Bluefield Subdivision; thence N-64° 27' 16"-W, 63.51' to an iron pin set in the north line the Bluefield Subdivision; thence N-27° 51' 28"-E, 25.99' to the south margin of the Tennessee Central Railroad Right-of-way; thence with the south margin of the railroad right-of-way around a curve

to the left and having a radius of 2,187.31' with a chord bearing S-64° 26' 33"-E, 180.60' to an iron pin set on said south margin of the railroad right-of-way; thence S-22° 22' 57"-W, 241.43' to an iron pipe found; thence S-26° 38' 19"-W, 193.36' to an existing iron pin on the north margin of Bluefield Avenue; thence the north margin of Bluefield Avenue around a curve to the right and having a radius of 486.46' and a chord bearing N-52° 25' 54"-W, and a chord distance 101.56' to an iron pin, the point of beginning and containing 0.87 acres, 37,839 square feet according to a survey by Galyon Northcutt Surveying revised January 4, 2010 which survey is of record as Instrument No. 201001080002112 in the R.O.D.C.

This property is subject to a 30' electric utility easement entering at approximately the center of the lot and proceeding northwardly and northwestwardly across the northwest portion of this lot. Additionally, this property is subject to a 25' landscape easement, and the property is conveyed with and subject to a 20' joint use egress/ingress easement at the rear of the lot for access to and from Donelson Pike, all of which is depicted on the plat of the A.V. Wallace Subdivision of record in instrument No. 201001080002112, R.O.D.C.

BEING the property shown as Lot 1 of the A. V. Wallace Subdivision as shown on the survey of Galyon Northcutt Surveying revised January 4, 2010 of record as Instrument No. 201001080002112 which property is a portion of the property conveyed to Richard T. Wallace, Trustee of the Wallace Family Trust UDT dated December 2, 1991, by Executor Deed of Richard T. Wallace, Executor of the Estate of Ance V. Wallace, dated December 10, 2008, and being of record in the R.O.D.C., Instrument No. 20081230-0123600 which property is combined with the property acquired by grantees in warranty deed of record in instrument No. 00009785-0000800 in said R.O.D.C.

and all the estate, right, title and interest of the Party of the First Part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

IN WITNESS WHEREOF, First Party has hereunto set his hand, this the day and year first hereinabove written.

WALLACE FAMILY TRUST UDT DATED 12/2/91

By: Richard T. Wallace

Richard T. Wallace, Trustee

STATE OF TENNESSEE
COUNTY OF SEVIER

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared RICHARD T. WALLACE, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Trustee of the Wallace Family Trust UDT Dated 12/2/91, the within named bargainor, and that he as such Trustee, being duly authorized so to do, executed the within instrument for and on behalf of said Trust and for the purposes therein contained, by signing the name of the Trust thereto by himself as Trustee.

Witness my hand and official seal at office in said County, this the 16th day of February, 2010.

KATHY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

Kathy Duncan
Notary Public

My commission expires: 11/27/10.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED THEREIN.