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. 98, S ___, PO__

NEW OWNER AND
Person or agency responsible for payment of taxes:
Name: * **James H. Goodrich, Jr.**
Address: * **2726 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 KCE 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 14:12 2 pgs
Fees:12.00 Taxes:0.00
20100225-0014556

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 **JAMES H. GOODRICH, JR. and wife, CATHERINE M. GOODRICH,** known hereinafter as Second Party (Grantee);

W I T N E S S E T H

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 4 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 22 of the Bluefield Subdivision of record in Plat Book 843, Page 16; on the south by Bluefield Avenue, and on the west by Lot 3 of the aforesaid A.V. Wallace Subdivision, and being more specifically described as follows:

Beginning at a point in the center of a 30 inch Hackberry on the north margin of Bluefield Avenue and being the common front corner of Lot 3 and 4 of the A.V. Wallace Subdivision and being located approximately 479.80' 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 3, N-15° 39' 29"-E, through an iron witness pin at 3.00' and continuing an additional 232.17' to an existing iron pin; thence N-24° 37' 43"-E, 186.33' to an existing iron pin on the railroad right-of-way; thence with the railroad right-of-way S- 65° 49' 18"-E, 69.12' to an iron pin set on the south margin of the railroad right-of-way at the northeast corner of lot 4 of the aforesaid subdivision; thence S-24° 37' 43"-W, 161.89' to an iron pin set in the north line of the Bluefield

Subdivision; thence N-85° 15' 00"-W, 13.80' to an iron pin at the northwest corner of lot 22 of the Bluefield Subdivision; thence S-11° 53' 46"-W, 235.88' to a PK Nail set in the middle of an asphalt driveway serving lot 4 and on the north margin of Bluefield Avenue; thence with the north margin of Bluefield Avenue N-82° 51' 34"-W, 74.92 to a point in the center of the 30" Hackberry, the point of beginning and containing 0.64 acres, 27,732 square feet according to a survey by Galyon Northcutt Surveying revised January 4, 2010 which survey is of record in Instrument No. 201001080002112 in the R.O.D.C.

This property is subject to a 30' electric utility easement crossing at approximately the center of the lot. Additionally, the property is subject to a 25' landscape easement, and the property is conveyed with and subject to a 20' joint use egress/ingress easement for access to and from Donelson Pike, which easements are adjacent to and parallel with the rear and east boundary line north of the north line of the Bluefield Subdivision, 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 4 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. 20090311-0021905 in said R.O.D.C. For further reference to title see deed of record in instrument No. 20060620-0073361.

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 10th day of February, 2010.

Kathy Duncan
Notary Public

KATHY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

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.