BILL GARRETT, Davidson County
Trans:T20100014083 DEEDQC
Recvd: 03/09/10 15:25 2 pgs
Fees:12.00 Taxes:0.00
20100309-0018211

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
The Frank L. Walden Revocable Living Trust UDO 2/22/2002 203 Walkers Terrace Madison, TN 37115	Same as New Owner	Map 43-13 Parcel 237

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between FRANK L. WALDEN, individually, hereinafter referred to as the "GRANTOR", and THE FRANK L. WALDEN REVOCABLE LIVING TRUST UNDER DATE OF 2/22/2002, hereinafter referred to as the "GRANTEE";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, FRANK L. WALDEN, the GRANTOR, has this day bargained, sold and quitclaimed his one-half (½) undivided interest in the property hereinbelow described, unto THE FRANK L. WALDEN REVOCABLE LIVING TRUST UNDER DATE OF 2/22/2002, the GRANTEE, its successors or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, identified as Tract No. 3 on a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823, as follows:

BEGINNING at a railroad spike in the southerly margin of Hickory Street, a corner of the property conveyed to Juan A. Cruz and Maria Martinez filed for record in Instrument No. 20090323-0025688, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Hickory Street, South 79 degrees 04 minutes 05 seconds East 61.42 feet to an iron pin (new), a corner to the property conveyed to Henry Gordon Lynn, et ux, in Instrument No. 20080730-0078168, Register's Office for Davidson County, Tennessee; thence, with the line of Lynn South 05 degrees 38 minutes 32 seconds West 296.56 feet to an iron pin in the line of the property conveyed to Thomas E. Stewart, Trustee, in Instrument No. 20020305-0027328, Register's Office for Davidson County, Tennessee; thence with the line of Stewart, North 86 degrees 13 minutes 06 seconds West 68.01 feet to an iron pin; thence, North 05 degrees 30 minutes 04 seconds East 166.87 feet to an iron pin new; thence North 08 degrees 14 minutes 36 seconds East 137.70 feet to an iron pin marking the point of beginning and containing 19,890 square feet more or less.

BEING the same property conveyed to Frank L. Walden, a one-half (½) undivided interest and Natalie Dillard, a one-half (½) undivided interest, by deed from Stanley Ray Thomas, filed for record in Instrument No. 20100224-0014107, Register's Office for Davidson County, Tennessee.

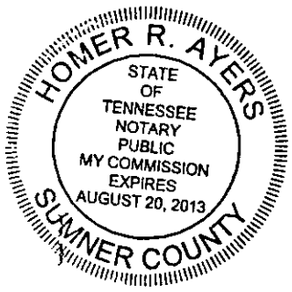
The foregoing description was prepared from a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823.

The current mailing address for the said property is 104 Hickory Street, Madison, TN 37115.

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

BY THIS CONVEYANCE, it is the intent of Frank L. Walden, idividually and as Trustee of The Frank L. Walden Revocable Living Trust Under Date Of 2/22/2002 that the real property hereinabove described shall be owned by The Frank L. Walden Revocable Living Trust Under Date Of 2/22/2002, a one-half (½) undivided interest, and by Natalie Dillard, a one-half (½) undivided interest.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 25th day of February, 2010.

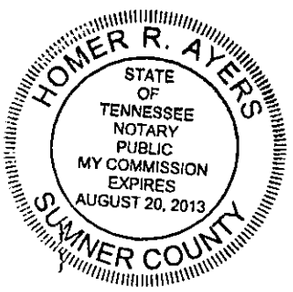


Frank L Walden
FRANK L. WALDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK L. WALDEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 25th day of February, 2010.



NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

Frank L Walden
AFFIANT

Sworn to and subscribed before me this the 25th day of February, 2010.

NOTARY PUBLIC

