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| **THIS DOCUMENT PREPARED BY:**<br>Bryan Howard<br>200 31st Ave., No., Suite 100<br>Nashville, Tennessee 37203<br>(615) 627-4444 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration for this transfer is NONE.<br>Affiant<br>Subscribed and sworn to before me, this 30 day of March 2010.<br>Notary Public<br>My Commission Expires:<br>May 6, 2013<br>My Commission Expires MAY 6, 2013 |

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
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| Pinnacle National Bank,<br>Trustee<br>Trust Services<br>214 West College Street,<br>Murfreesboro, TN 37130 | SAME | Tract 1: 092 13 0 079.00<br>Tract 2: 092 13 0 089.00<br>Tract 3: 092 13 0 092.00<br>Tract 4: 092 13 0 097.00<br>Tract 5: 092 13 0 093.00<br>Tract 6: 129 06 0 067.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that HMSC, LLC, a Tennessee limited liability company (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring its entire eighty percent (80%) interest in the subject parcel of real property, hereby releases, remises and quitclaims unto Pinnacle National Bank, Trustee of the Trust for the Benefit of Howard Hudgins Dated December 26, 2001, all right, title and interest of the Grantor in and to a certain tract or parcel of land



BILL GARRETT, Davidson County
Trans:T20100020067 DEEDQC
Recvd: 04/06/10 13:38 5 pgs
Fees:27.00 Taxes:0.00
20100406-0025695

in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

**WITNESS** my hand this 30 day of MARCH, 2010.

HMSC, LLC

PINNACLE NATIONAL BANK, Chief Manager

By: Keith Davis SVP

Keith Davis, Senior Vice President and Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Keith Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Senior Vice President and Trust Officer of Pinnacle National Bank, the within named bargainor, and that such Senior Vice President and Trust Officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Keith Davis, Senior Vice President and Trust Officer.

WITNESS my hand, at office, this 30 day of March, 2010.

Notary Public

STEPANIE J. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

My Commission Expires: May 6, 2013

**EXHIBIT A**
**Legal Description**

**Tract 1 Map and Parcel: 092 13 0 079.00**

Being Lot No. 8, Block 1, on the Plan of Charlotte Park Company's 2nd Addition of record in book 57, page 160 and 161, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the south side of Charlotte Pike or Avenue and runs back between parallel lines along the east Margin of 35th Avenue North 150 feet to an alley in the rear.

This is improved property known as 3325 Charlotte Avenue, Nashville, Tennessee.

**Tract 2 Map and Parcel: 092 13 0 089.00**

Being Lot No. one hundred eighty-six (186) on the map of Hortense Place a plat of which is of record in book 161, page 167, RODCT said lot number 186 is more particularly described as follows:

Beginning at the southwest corner of Charlotte Pike and 33rd Avenue North (formerly Daron Street) being the northeast corner of said lot; thence with the southerly margin of Charlotte Pike, westwardly 34 feet thence southerly with the west line of said lot two hundred and ten (210) feet to the northerly line of lot number 72 thence with said line eastwardly eight and one-half (8½) feet to the westerly margin of 33rd Avenue North; thence with the westerly margin of said avenue, northerly two hundred and twenty (220) feet to the point of beginning.

INCLUDED in the above description but expressly excluded therefrom is property condemned by the State of Tennessee being described as follows:

Beginning at a point, said point being the intersection of the west dedicated right of way line of 33rd Avenue, North, and the south dedicated right of way line of Charlotte Avenue; thence with the west dedicated right of way line of 33rd Avenue, North south 05 degrees, 20 minutes west for 8.9 feet to a point in the proposed south right of way line of Charlotte Avenue; thence with the proposed south right of way line of Charlotte Avenue , along a curve to the right with a radius of 1683.02 feet for 34.0 feet to a point thence north 02 degrees 59 minutes west for 8.8 feet to a point in the south dedicated right of way line of Charlotte Avenue, thence with the south dedicated right of way line of Charlotte Avenue, thence north 87 degrees 16 minutes east for 34.0 feet back to the point of beginning and containing 301 square feet and being part of the same parcel devised to Christeen Lee Teal under the Will of Bessie Lee Sartain, deceased of record in Will Book 96, page 491, Register's Office for Davidson County, Tennessee.

This is improved property known as 3301 Charlotte Avenue, Nashville, Tennessee.

**Tract 3 Map and Parcel: 092 13 0 092.00**

Land in Davidson County, Tennessee being Lot No. 74 on the Hortense Plan, said plan being recorded in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 50 feet on the west side of 33rd Avenue, North, formerly Bacon Avenue, and runs back westwardly between parallel lines 140 feet, more or less, to a 12 foot alley.

This is improved property known as 327 33rd Avenue North, Nashville, Tennessee.

**Tract 4 Map and Parcel: 092 13 0 097.00**

Being Lot No. 4 of Block 6 on the Plan of the Charlotte Parks Company's Second Addition to Nashville, as of record in Book 57, pages 160 and 161, Registers Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the north side of Park Avenue and runs back between parallel lines 150 feet to an alley.

This is improved property known as 3318 Park Avenue, Nashville, Tennessee.

**Tract 5 Map and Parcel: 092 13 0 093.00**

Being Lot No. 75 on the Map of Hortense Place, as of record in Book 161, Page 167, Register's Office for said County.

Said Lot No. 75 fronts 63.5 feet on the northerly side of Park formerly First Avenue, and runs back 115 feet, more or less, on the westerly line and 119 feet, more or less, on the easterly line with the westerly margin of an alley, to the southerly line of the "Dungy" property, measuring 64 feet, more or less, thereon.

This is improved property known as 3310 Park Avenue, Nashville, Tennessee.

All above tracts being the same properties conveyed to HMSC, LLC a Tennessee limited liability company, by deed from AmSouth Bank, as Trustee of the Marital Trust created under the Last Will and Testament of T. Herschel Hudgins, of record as Instrument No. 20021119-0143362 Register's Office for Davidson County, Tennessee.

**Tract 6 Map and Parcel: 129 06 0 067.00**

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 102 on the Plan of West Meade Park, Section One, as of record in Book 2900, pages 103 and 104, Register's Office for said County.

Said Lot No. 102 fronts 86.3 feet on the westerly side or Fox Hollow Road and extends back between lines 271.4 feet on the northerly line and 316.2 feet on the southerly line to a broken line in the rear, measuring 286 feet thereon.

Being part of the same property conveyed to HMSC, LLC, by deed from AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust, dated February 15, 2001, of record as Instrument No. 20021028-0131534, Register's Office for Davidson County, Tennessee.