Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

BILL GARRETT, Davidson County
Trans:T20100023121 DEEDQC
Recvd: 04/19/10 15:35 4 pgs
Fees:22.00 Taxes:0.00
20100419-0029411

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owners:
Eloise S. Woodard, Trustee
Eloise S. Woodard Revocable Living
Trust Agreement
145 Riviera Drive
Hendersonville, TN 37075

Send Tax Bills To:
Same

Map and Parcel No.
Tract 1 – 026 00 0 068.00
Tract 2 – 026 00 0 064.00
Tract 3 – 026 00 0 062.02

Eloise S. Woodard, Trustee
Ernest T. Woodard Exempt Marital Trust
U/A dated March 14, 2006
145 Riviera Drive
Hendersonville, TN 37075

Eloise S. Woodard, Trustee
Ernest T. Woodard Exempt Tennessee Q-TIP Marital Trust
U/A dated March 14, 2006
145 Riviera Drive
Hendersonville, TN 37075

WHEREAS, on March 14, 2006, **Ernest T. Woodard and Eloise S. Woodard, Trustees, Woodard Family Revocable Living Trust Agreement dated April 3, 1995,** transferred to **Ernest T. Woodard, Trustee, Ernest T. Woodard Revocable Living Trust Agreement dated March 14, 2006,** a fifty percent (50%) interest as Tenant-in-Common in the real property described in this deed below;

WHEREAS, on March 6, 2008, the grantor of the trust, **Ernest T. Woodard,** died;

WHEREAS, upon the death of Ernest T. Woodard, **Eloise S. Woodard** became Successor Trustee of the above-referenced trust;

NOW, THEREFORE, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Eloise S. Woodard, Successor Trustee, Ernest T. Woodard Revocable Living Trust Agreement dated March 14, 2006** ("Grantor") this day has

bargained and sold, and hereby quitclaims, conveys and transfers all of its one-half undivided interest as follows: **Eloise S. Woodard, Trustee, Ernest T. Woodard Exempt Tennessee Marital Q-TIP Trust U/A dated March 14, 2006,** an undivided interest in twenty-two percent (22%) of one-half as Tenant-in-Common, and **Eloise S. Woodard, Trustee, Ernest T. Woodard Exempt Marital Trust U/A dated March 14, 2006,** an undivided interest in seventy-eight percent (78%) of one-half as Tenant-in-Common (collectively, the "Grantees"), in and to certain tracts of land in Davidson County, Tennessee, described more fully as follows:

TRACT NO. 1: Land in the 10th Civil District of Davidson County, Tennessee, and described according to a copy of a survey dated January 14, 1966 made by Parrish Engineers, Inc., as follows: BEGINNING at an iron stake in the northerly margin of Gallatin Road, on U.S. Highway 31-E, same being the southwesterly corner of the property conveyed to Joe H. Corley by deed from Buford L. Wright and wife of record in Book 4101, page 739, Register's Office, Davidson County, Tennessee; thence North 6 degrees 29 minutes West 200 feet to a point; thence North 83 degrees 31 minutes East 100 feet to a point; thence South 6 degrees 29 minutes East 200 feet to a point in the northerly margin of said Gallatin Road; thence with said margin, South 83 degrees 31 minutes West 100 feet to the beginning.

TRACT NO. 2: Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Parrish Engineers, Inc., dated January 14, 1966, as follows: BEGINNING at a point in the northerly margin of Gallatin Road, or U. S. Highway 31-E, same being the southeasterly corner of the property conveyed to Buford L. Wright and wife Mary H. Wright, by deed from Sallie V. Butts, a widow, of record in Book 3981, page 881, Register's Office for Davidson County, Tennessee; thence with said margin, South 83 degrees 31 minutes West 131.25 feet to a point; thence leaving said margin, North 6 degrees 29 minutes West 200 feet to a point; thence South 83 degrees 31 minutes West 100 feet to a point; thence North 6 degrees 29 minutes West 100 feet to an iron stake; thence North 83 degrees 31 minutes East 100 feet to a point; thence North 86 degrees 33 minutes East 72.20 feet to a point 5 feet westwardly from an old fence line; thence parallel with said old fence line, South 17 degrees 47 minutes East 301.90 feet to the point of beginning.

TRACT NO. 3: Land in the 10th Civil District of Davidson County, Tennessee described according to a survey made by William Collier Parrish Associates, Civil Engineers, August 16, 1962, as follows: BEGINNING at a point in the northerly margin of Gallatin Road, being U. S. Highway 31-E, said point of beginning being established as follows: BEGINNING at a point in the center of said road at the western approach to the bridge crossing Mansker's Creek; thence with the corner of said road westerly 600 feet to a point; thence at a right angle to the center of said road North 6 degrees 29 minutes West 69 feet to the point of beginning; thence with the northerly margin of said road, South 83 degrees 31 minutes West 200 feet to a point; thence leaving said northerly margin, North 6 degrees 29 minutes West 300 feet to a point; thence North 83 degrees 31 minutes East 200 feet to a point; thence South 6 degrees 29 minutes East to the beginning.

Being the same property conveyed to Ernest T. Woodard, Trustee, Ernest T. Woodard Revocable Living Trust Agreement dated March 14, 2006, by Quitclaim Deed dated March 14, 2006 from Ernest T. Woodard and Eloise S. Woodard, Trustees, Woodard Family Revocable Living Trust

Agreement dated April 3, 1995, of record in Instrument Number 20060518-0058239, Register's Office, Davidson County, Tennessee.

This is improved property known as 2428 Gallatin Road, Madison, Tennessee, 2430 Gallatin Road, Madison, Tennessee and 2424 Gallatin Road, Madison, Tennessee.

Eloise S. Woodard, Trustee, Eloise S. Woodard Revocable Living Trust Agreement dated March 14, 2006 currently holds a fifty percent (50%) undivided interest as Tenant-in-Common. In addition, as a result of this conveyance, **Eloise S. Woodard, Trustee, Ernest T. Woodard Exempt Tennessee Marital Trust U/A dated March 14, 2006,** will hold a eleven percent (11%) undivided interest as Tenant-in-Common, and **Eloise S. Woodard, Trustee, Ernest T. Woodard Exempt Marital Trust U/A dated March 14, 2006,** will hold a thirty-nine percent (39%) undivided interest as Tenant-in-Common, in the above described property.

IN WITNESS WHEREOF, the Grantor hereby affixes its signature on this the 1st day of April, 2010

Eloise S. Woodard

Eloise S. Woodard, Successor Trustee,
Ernest T. Woodard Revocable Living Trust
Agreement dated March 14, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Eloise S. Woodard
Affiant

Sworn to and subscribed to before me, this the 1st day of April, 2010

Notary Public

My Commission Expires:
12/6/2011



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Eloise S. Woodard, Successor Trustee, Ernest T. Woodard Revocable Living Trust Agreement dated March 14, 2006**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April, 2010.

Notary Public

My Commission Expires:
12/6/2011

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY