PICK-UP

BILL GARRETT, Davidson County
Trans:T20100028370 DEEDQC
Recvd: 05/11/10 15:19 4 pgs
Fees:22.00 Taxes:0.00
20100511-0036289

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

QUITCLAIM DEED

Grantors: **S. Norfleet Allen, III and William Carter Allen, Trustee of Family Trust under the Will of Lena L. Allen**

Grantees: **S. Norfleet Allen, III and William C. Allen, Trustees of the Allen Family Trust established April 26, 2010**

County: **Davidson, Tennessee.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
William C. Allen, Trustee 215 Jackson Boulevard Nashville, TN 37205	**Map and Parcel No. (s):** 117-3B, 2 104-10C #9

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- . William C. Allen, Trustee Affiant	Subscribed and sworn to before me, this 26th day of April, 2010. Notary Public My commission Expires: MY COMMISSION EXPIRES: January 9, 2012 *affix seal here*

FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid, and for other good and valuable consideration the receipt of which is hereby acknowledged, **S. Norfleet Allen, III and William Carter Allen, Trustees of the Family Trust under the Will of Lena L. Allen** (the "Grantors"), do hereby quitclaim and convey unto **S. Norfleet Allen, III and William C. Allen, Trustees of the Allen Family Trust established April 26, 2010** (the "Grantees"), all of the Grantors' right, title and interest in and to the parcels of land described in the attached Exhibit A (the "Property"). The Property is conveyed to the Grantees subject to such limitations, restrictions and encumbrances as may affect the Property including those listed on Exhibit A.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed on this 26th day of April, 2010.

S. Norfleet Allen III
Trustee of Family Trust under
Will of Lena L. Allen

William Carter Allen
Trustee of Family Trust under
Will of Lena L. Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **S. Norfleet Allen, III** and **William C. Allen**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2010.

JUDY THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires **MY COMMISSION EXPIRES: January 9, 2012**

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EXHIBIT A

Parcel No. 1. Land in Davidson County, Tennessee, described as follows:

A part of Elmington Condominium tract as shown per Revised Plan of record in Plat Book 4300, page 200, Register's Office for Davidson County, identified as follows:

Unit E-9 on said Plat as shown in and described by the Master Deed establishing horizontal property regime with respect to Elmington Condominium, including the Surveyors Plans and the Administrative By-laws, the unto attached and exhibited, recorded in Book 4486, pages 553-566 of the Register's Office of Davidson County, Tennessee.

Whereas, Master Deed and Bylaws made applicable to plan of record in Book 4300, page 200, by instrument of record in Book 4673, page 102, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the same Master Deed, Surveyor Plans and Administrative Bylaws, including limitations such units undivided percentage interest in the land and general common elements;

Subject, however, to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Surveyors Plans and Administrative Bylaws thereunto attached, and to the rules and regulations, all of which the purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

Being the same property conveyed to S. Norfleet Allen, III and William Carter Allen, Trustees of Family Trust under will of Lena L. Allen, from Billy Frank Bruster (whose wife, Bettye L. Bruster, joined in the deed of conveyance) by deed of record in Book 9870, page 467, Register's Office for Davidson County, Tennessee.

This is improved property known as 3521 Richardson Avenue, Nashville, Tennessee 37205.

Parcel No. 2. Land in Davidson County, Tennessee, described as follows:

Being Unit No. A-2, Parcel 2, in a Horizontal Property Regime which is located on the Plat of Villager Condominium, of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5434, page

665, Register's Office for Davidson County, Tennessee, and is subject to the By-Laws for the administration thereof, which are appended to the Master Deed as Exhibit C thereto of record in book 5434, page 708, said Register's Office, and a Deed of Correction in Book 5487, page 967, including among other conditions and requirements, assessments, liens, use and occupancy restrictions, and other undertakings, all as set out and provided in said Master Deed and exhibits appended thereto, reference to which is here made.

Being the same property conveyed to S. Norfleet Allen, III and William Carter Allen, Trustees of the Allen Family Trust established under the Will of Lena L. Allen, from S. Norfleet Allen, III, Executor of the Estate of Lena L. Allen, Deceased, by Executor's Deed of record in Book 10330, page 300, Register's Office for Davidson County, Tennessee. The "Allen Family Trust established under the Will of Lena L. Allen" and the "Family Trust under the Will of Lena L. Allen" are one and the same.

This is improved property known as 2601 Hillsboro Road, A-2, Nashville, Tennessee.

The legal descriptions for Parcels No. 1 and 2 were taken from the deeds by which the property was conveyed to the grantors. The real estate was not surveyed at the time of this conveyance. William Carter Allen and William C. Allen are one and the same person.

C:\Docs\A10-TrustAdmin\Allen\MergerTrust\ExhibitA-Legals.wpd