THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Avenue, North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

BILL GARRETT, Davidson County
Trans:T20100049859 DEEDQC
Recvd: 08/11/10 15:23 4 pgs
Fees:22.00 Taxes:0.00
20100811-0063525

**QUITCLAIM DEED**

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL ID NUMBERS: |
|---|---|---|
| WILLIAM A. SNEED, JR., et al<br>1138 Second Avenue North<br>Nashville, TN 37208 | SAME | PARCEL 1: 08209045800<br>PARCEL 2: 08209043100 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this Transfer is Zero ($0.00).

Independence Trust Company
INDEPENDENCE TRUST COMPANY,
Trustee of the William A. Sneed Marital
Deduction Trust u/w/o William A. Sneed

By: Marcia E. Williams
MARCIA E. WILLIAMS, President

SUBSCRIBED AND SWORN to before me, Kay DeBoe, by MARCIA E. WILLIAMS in her capacity as President of INDEPENDENCE TRUST COMPANY this 9 day of August, 2010.

KAY DeBOE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kay DeBoe
Notary Public
My Commission Expires: 1-28-14

WHEREAS, the terms of the William A. Sneed Marital Deduction Trust u/w/o William A. Sneed provides that it terminates upon the death of Patricia S. Sneed and is to be distributed to the children of William A. Sneed;

WHEREAS, Patricia S. Sneed died on September 12, 2009 and the Trustee executes this quitclaim deed to document the distribution of the property to the children of William A. Sneed;

NOW, THEREFORE, pursuant to the terms of the William A. Sneed Marital Deduction Trust u/w/o William A. Sneed, INDEPENDENCE TRUST COMPANY, TRUSTEE OF THE WILLIAM A SNEED TRUST MARITAL DEDUCTION TRUST U/W/O WILLIAM A. SNEED, does hereby quitclaim and by these presents do transfer and convey all of its right title and interest in the property described on Exhibit A attached hereto ("the Property") and incorporated herein by reference as follows:

(i) A one-forth (1/4) undivided interest in the Property to WILLIAM A. SNEED, JR., his heirs and assigns, as a tenant in common;

(ii) A one-forth (1/4) undivided interest in the Property to HENRY R. SNEED, his heirs and assigns, as a tenant in common;

(iii) A one-forth (1/4) undivided interest in the Property to SARAH SNEED JONES, her heirs and assigns, as a tenant in common; and

(iv) A one-forth (1/4) undivided interest in the Property to PATRICIA L. SNEED, her heirs and assigns, as a tenant in common.

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

After this conveyance, WILLIAM A. SNEED, JR., HENRY R. SNEED, SARAH SNEED JONES and PATRICIA L. SNEED will each own a one-fourth (1/4) undivided interest in the property as tenants in common.

**WITNESS** its hand this 9 day of August, 2010.

INDEPENDENCE TRUST COMPANY,
TRUSTEE OF THE WILLIAM A. SNEED MARITAL DEDUCTION TRUST U/W/O WILLIAM A. SNEED

By: Marcia E Williams
MARCIA E. WILLIAMS, President

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, Kay DeBoe, of the State and County aforesaid, personally appeared MARCIA E. WILLIAMS, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be President of INDEPENDENCE TRUST COMPANY, a corporation, that INDEPENDENCE TRUST COMPANY is serving as Trustee of the William A. Sneed Marital Deduction Trust u/w/o William A. Sneed, and that she, as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

WITNESS my hand and seal, this 9 day of August, 2010.

KAY DeBOE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kay DeBoe
NOTARY PUBLIC
My Commission Expires: 1-28-14

**EXHIBIT A**

PARCEL 1: (Parcel ID#: 08209045800/Parcel Address: 1138 2nd Ave. North Nashville, TN 372080

A tract of land located in Davidson County, Tennessee, being Lot Number 1, as shown on the Plan of W. C. Bush and Co.'s, Resubdivision of Lots 36 and 61, and part of Lots 35 and 62 on the Plan of Hugh McGavock's Addition, as of record in Book 5190, page 627, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a lead plug set in the sidewalk at the southeast corner of the intersection of the East R.O.W. of Second Avenue North and the South R.O.W. of Madison Street, and proceeding as follows:

With said R.O.W. of Madison Street, N. 59 degrees 34' 48" E, a distance of 365.19 feet to an iron pin, set in the West R.O.W. of First Avenue North;

Thence, with said R.O.W. of First Avenue North, S. 30 degrees 29' 52" E, a distance of 169.00 feet to an iron pin;

Thence, leaving said R.O.W., S 59 degrees 34' 48" W, a distance of 365.19 feet to a lead plug set in said R.O.W. of Second Avenue North;

Thence, with said R.O.W. of Second Avenue North, N 30 degrees 29' 52" W, a distance of 169.00 feet to the beginning and containing 1.42 acres, more or less.

PARCEL 2: (Parcel ID#: 08209043100/Parcel Address: 1121 2nd Ave. North Nashville, TN 37208)

Being Lots Nos. 7, 8, 9, 10, 11, 12, 13, 14 and 15, and the north part of Lot No. 16 on the Map of Hugh McGavock's Addition, as of record in Book 21, page 77, said Register's Office, and being part of Lots Nos. 3 and 4 on the Plan of H. W. McGavock Addition, as of record in Book 17, page 640, said Register's Office, described according to a survey made by Barge, Waggoner, Sumner & Cannon, dated June 12, 1979, as follows:

Beginning at an existing iron pin in the easterly margin of Third Avenue, North, located 207.00 feet southerly from the south margin of Madison Street and being the northwest corner of Anna Arnold, of record in Book 5064, page 254, R.O.D.C., Tenn.;

Thence, with the east margin of Third Avenue, North, N 30 degrees 29' 52" W, 191.96 feet to a lead plug;

Thence, with a curve to the right having a central angle of 90 degrees 09' 36", a radius of 15.00 feet, 23.60 feet to an iron pin;

Thence, with the southerly margin of Madison Street, N 59 degrees 39' 44" E, passing an iron pin at 126.25 feet, a total distance of 253.72 feet to an iron pin;

Thence, with a curve to the right having a central angle of 89 degrees 50' 24", a radius of 15.00 feet, 23.52 feet to an iron pin;

Thence, with the westerly margin of Second Avenue, North, S 30 degrees 39' 52" E, 474.24 feet to a lead plug in the north margin of Jefferson Street;

Thence, with Jefferson Street, S 69 degrees 19' 12" W, 143.09 feet to a fence corner;

Thence with the north line of Anna Arnold, N 30 degrees 40' 27" W, 258.20 feet to an iron pin;

Thence, S 59 degrees 39' 41" W, with the north line of Arnold, 141.92 feet to the point of beginning.

Containing 2.22 acres, more or less.

INCLUDED in the above described property described, but specifically EXCLUDED herefrom, is the following described tract previously conveyed to William A. Sneed and Bradford S. Proctor by deed from Wasco, Inc., a Tennessee corporation, of record in Book 7571, page 444, Register's Office for Davidson County, Tennessee:

A tract of land located in the First Civil District, Nashville, Davidson County, Tennessee, lying between Second Avenue North and Third Avenue North, and between Madison Street and Jefferson Street, more particularly described as follows:

Beginning at an existing iron pin in the easterly margin of Third Avenue North, located 207.00 feet southerly from the South margin of Madison Street and being the northwest corner of Anna Arnold, of record in Book 5064, page 254, Register's Office for Davidson County, Tennessee; thence with the East margin of Third Avenue North, North 30 deg. 29' 52" West, 191.96 feet to a lead plug; thence with a curve to the right, having a central angle of 90 deg. 09' 36", a radius of 15.00 feet, 23.60 feet to an iron pin; thence with the southerly margin of Madison Street, North 59 deg. 39' 44" East, 126.25 feet to an iron pin; thence South 30 deg. 40' 27" East, 207.00 feet, more or less, to an iron pin; thence South 59 deg. 39' 41" West, 141.92 feet to the point of beginning.

Being the same property conveyed to Patricia S. Sneed and Independence Trust Company, Co-Trustees, the William A. Sneed Marital Deduction Trust u/w/o William A. Sneed by Quitclaim Deed of record in instrument number 200007260073998, R.O.D.C. Patricia S. Sneed has since died and Independence Trust Company is serving as sole Trustee.