STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me on this the 16th day of August, 2010.

Notary Public

My Commission expires: 1/7/2013

This instrument prepared by:
Harris A. Gilbert, Esq.
WYATT, TARRANT & COMBS, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

HARRIS A. GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

QUITCLAIM DEED

NAME AND ADDRESS OF OWNER:	SEND TAX BILLS TO:	
Allison C. Byrd 400 Ellendale Avenue Living Trust, Damon W. Byrd, Trustee 400 Ellendale Avenue Nashville, Tennessee 37205	Same	Map/Parcel(s): 116 110 023.00

RECITALS:

FOR NO CASH CONSIDERATION ($0.00), and for love and affection, I, ALLISON CALDWELL BYRD ("GRANTOR"), do hereby by these presents, quitclaim, transfer and convey unto the ALLISON C. BYRD 400 ELLENDALE AVENUE LIVING TRUST, DAMON W. BYRD, TRUSTEE (hereinafter, the "GRANTEE"), all of my right, title and interest in and to certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, without limitation:

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20100051317 DEEDQC
Recvd: 08/18/10 11:17 3 pgs
Fees:17.00 Taxes:0.00
20100818-0065307

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 15 day of July, 2010.

GRANTOR:

ALLISON C. BYRD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared ALLISON C. BYRD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Davidson County, this 15th day of July, 2010.

Notary Public

My Commission Expires: NOV. 7, 2011

AMANDA K. WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 7, 2011

45399187.1

EXHIBIT "A"
LEGAL DESCRIPTION

Map/Parcel: 116 110 023.00 (400 Ellendale Avenue)

That certain parcel of real estate situated in Davidson County, Tennessee and being further described as follows:

Being Lots No. 10 and 11, Block "D" in the subdivision of the Malone property called Honeywood, not of record. Said property fronts 200 feet on the east side of Ellendale Avenue and runs back between parallel lines and with the southerly margin of Malone Avenue 475 feet to the westerly margin of Sunnyside Drive, excepting a small triangle taken for a curve at the northeast corner of Lot 11 for street intersection.

INCLUDED IN THE ABOVE BUT EXCLUDED FROM THIS CONVEYANCE IS:

Being the easterly part of Lot No. 11 of Block "D" on the Map of the Subdividsion of the Malone Property, called Honeywood, not of record and described according to a copy of a survey thereof made by William Collier Parrish, Assoc. Civil Engineers, dated February 23, 1960, as follows:

Beginning at a point in the southerly margin of Malone Avenue at an iron pin which is 50 feet east of an iron pin set at the original corner of Lots 10 and 11; thence with the margin of Malone Avenue, easterly 175 feet to an iron pin at the beginning of a curve; thence around said curve, southwesterly 39.3 feet to an iron pin in the easterly margin of Sunnyside Drive; thence with the margin of said Drive, southerly 175 feet to an iron pipe at the corner of Lots 11 and 12; thence with the line between said lots, westerly 200 feet to an iron pipe which is 50 feet east of the corner of Lots 10 and 11; thence northerly 200 feet to the point of beginning.

Being the same property conveyed to Lewis B. Crawford, Jr. and wife, Hazel Cockrill Crawford from Benjamin F. Byrd, Jr. and wife, Allison Caldwell Byrd by deed executed on April 25, 1957 and recorded on May 1, 1957 of record in Book 2645, Page 279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin F. Byrd, Jr. and Allison Caldwell Byrd of record in Book 2636, Page 324, Register's Office for Davidson County, Tennessee and further conveyed by Benjamin F. Byrd, Jr. to his wife, Allison Caldwell Byrd, by deed of record in Instrument No. 20000218001647, said Register's Office.