BILL GARRETT, Davidson County
Trans:T20110000599 DEEDQC
Recvd: 01/04/11 08:55 2 pgs
Fees:12.00 Taxes:0.00
20110104-0000835

This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
49 Music Square West, Suite 600
Nashville, Tennessee 37203

TRUSTEE'S QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Thomas E. Broadway and wife,	same	Map 064-02
Lola M. Broadway		Par. 42
201 Montchanin Terrace		
Old Hickory, TN 37138		

KNOW ALL MEN BY THESE PRESENTS, that **Michael T. Broadway, as successor Trustee of the Thomas E. Broadway and/or Lola M. Broadway Revocable Trust under Agreement dated May 18, 2004, as amended by First Amendment dated June 26, 2009** ("Grantor"), for no monetary consideration and for the purposes of fulfilling the terms of the Trust Agreement establishing said Trust, hereby quitclaims and conveys unto **Thomas E. Broadway and wife, Lola M. Broadway** ("Grantees"), their successors, heirs, and assigns, all of Grantor's right, title and interest in and to certain real property located in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point in the easterly margin of Montchanin Terrace, said point being the common corner of lots 210 and 211; thence with the line between said two lots eastwardly 198.03 feet to a point; thence southwardly 212.54 feet to the northerly margin of Shute Lane; thence with the northerly margin of said Shute Lane, westwardly 175.43 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet, to the right northwestwardly 39.27 feet to the easterly margin of Montchanin Terrace, northwardly 187.52 feet to the point of beginning.

Being the same property conveyed to the Thomas E. Broadway and/or Lola M. Broadway Revocable Trust under agreement dated May 18, 2004 by deed of record in Instrument Number 20040729-0091040, Register's Office of Davidson County, Tennessee. Said Trust was amended by First Amendment dated June 26, 2009, in which Thomas E. Broadway and Lola M. Broadway, the original Trustees resigned and appointed Michael T. Broadway as successor Trustee and Michael T. Broadway is currently serving as Successor Trustee of said Trust, the Grantor herein.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 201 Montchanin Terrace, Old Hickory, Tennessee.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 29th day of December, 2010.

Michael T. Broadway, Successor Trustee of the Thomas E. Broadway and/or Lola M. Broadway Trust under Agreement dated May 18, 2004, as amended by First Amendment dated June 26,. 2009

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Michael T. Broadway, Successor Trustee of the Trust under Agreement dated May 18, 2004, as amended by First Amendment dated June 26, 2009,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 29th day of December, 2010.

Notary Public

MARILYN H. BITELY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/21/13

STATE OF Tennessee)
COUNTY OF Davidson)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Lola M. Broadway, Affiant

Subscribed and sworn to before me, this
the 29th day of December, 2010.

MARILYN H. BITELY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 9/21/13