THIS INSTRUMENT PREPARED BY:
Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is
$ -0-

Affiant

Subscribed and sworn to before me this 8 day of February, 2011.

Notary Public

My Commission Expires:
11-5-2014

DAWN P. SHEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 5, 2014

BILL GARRETT, Davidson County
Trans:T20110010037 DEEDQC
Recvd: 02/17/11 10:37 4 pgs
Fees:22.00 Taxes:0.00
20110217-0013503

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Frederick R. Stephens 104 Sunset Drive Nashville, TN 37207-3011	SAME	MAP - 060-12 PARCEL - 053.00

TRUSTEE'S DEED

This Deed is executed to be effective as of the 13th day of January, 2011, from RONALD H. BICE, JR. as grantor, in his capacity as trustee to FREDERICK R. STEPHENS, an unmarried man, as grantee.

WITNESSETH

WHEREAS, on May 30, 2010, by Special Warranty Deed of record in Instrument No. 20020605-0067983, Register's Office for Davidson County, Tennessee, American Security Bank conveyed and transferred the subject property described below, to Ronald H. Bice, Jr., as Trustee for Frederick R. Stephens, hereinafter referred to as "Grantee"; and,

WHEREAS, the purpose of the trust has been accomplished and the sole beneficiary of the trust, Frederick R. Stephens, has directed that pursuant to the trust the trust shall terminate and the corpus of said trust shall distributed to the beneficiary free of trust.

NOW, THEREFORE, I, Ronald H. Bice, Jr., as Trustee and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, hereby transfer and convey the subject property to FREDERICK R. STEPHENS, an unmarried man, ("Grantee") , his heirs, representatives and assigns, all of Grantor's right, title and interest in the following described parcel of property located in Davidson County, Tennessee, and more particularly described as follows, to wit:

TRACT 1:

Land in Davidson County, Tennessee, described as follows:

Being Lots Numbers 7, 8, and 9 of Block "C" on Map of Highland Park, as of record in Plan Book 974, Page 33, Register's Office for Davidson County, Tennessee, and also a tract of land in the 12th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Don Shanklin Engineering June 27, 1973, as follows, to wit:

Beginning at a point in the easterly margin of Dickerson Road, said point being 401.19 feet South along the easterly margin of Dickerson Road from the southerly right of way of Sunset Drive, said point also being the southwest corner of the Bruce A. Graves property, deed of record in Book 1811, Page 529, Register's Office for Davidson County, Tennessee; thence, along the easterly margin of Dickerson Road right of way south 11 degrees 40 minutes West 150 feet to a point; thence, South 83 degrees 55 minutes East 330.7 feet to a point; thence North 5 degrees 56 minutes East 44.93 feet to a point; thence South 81 degrees 17 minutes East 203.37 feet to a point; thence North 0 degrees 57 minutes East 387.75 feet to a point; thence North 87 degrees 08 minutes West 202.48 feet to a point; thence North 3 degrees11 minutes East 150.25 feet to a point in the southerly margin of Sunset Drive; thence along the southerly margin of Sunset Drive North 86 degrees 49 minutes West 75.0 feet to a point; thence South 3 degrees 11 minutes West 150.67 feet to a point; thence South 87 degrees 08 minutes East 8.08 feet to a point; thence South 8 degrees 48 minutes West 263.92 feet to a point; thence North 82 degrees 10 minutes West 203.09 feet to a point of beginning and containing 3.60 acres, more or less.

Included from the above property description but excluded from this conveyance is the following parcel of land conveyed to T & R Investments, a Tennessee General Partnership composed of Timothy W. Ulmer and Randall J. Wherry, by deed from A. G. Sanders and wife, Evelyn B. Sanders of record in Book 7812, Page 338, said Register's Office, more particularly and specifically described as follows, to-wit:

Being a tract of land in the 12th Civil District of Davidson County, Tennessee, known as Lot 2 of the Sanders Marie Property Subdivision, and being a portion of that property conveyed to A. G. Sanders et ux in Book 4935, Page 37,

Register's Office for Davidson County, Tennessee, more particularly described according to a survey by Tommy E. Walker, R.L.S. TN Lic. #1465 as follows:

Beginning at a set concrete monument in the southerly margin of Sunset Drive, said monument being 240 feet more or less East of Dickerson Pike as measured along said southerly margin of Sunset Drive, thence South 08 degrees 39 minutes 41 seconds West, 152.35 feet to a set iron pin; thence South 83 degrees 24 minutes 19 seconds East, 202.55 feet to an existing iron pin, said pin being the most northeasterly corner of herein described property and being the northwest corner of Bryn L. Webb (Deed Book 6544, Page 56, Register's Office for Davidson County, Tennessee); thence with the West line of said Webb South 05 degrees 09 minutes 36 seconds West, 289.30 feet to a set iron pin; thence North 77 degrees 58 minutes 28 seconds West, 306.60 feet to a set iron pin; thence North 12 degrees 50 minutes 46 seconds East 261.74 feet to a point; thence North 83 degrees 24 minutes 19 seconds West, 8.08 feet to an existing iron pin; said pin being the southeast corner of Catherine S. Hughes (Deed Book 7073, page 523, Register's Office for Davidson County, Tennessee); thence with said Hughes East line North 08 degrees 39 minutes 41 seconds East, 152.67 feet to a concrete monument on the southerly margin of Sunset Drive; thence with said margin South 83 degrees 09 minutes 37 seconds East, 75.00 feet to the point of beginning containing 2.078 acres, more or less.

TRACT 2:

Land in Davidson County, Tennessee, described as follows;

Beginning at an iron pin in the northerly margin of Hart Lane, said pin being the southeast corner of the property conveyed to G. E. Tidwell as recorded in Deed Book 6828, Page 252, Register's Office for Davidson County, Tennessee; thence with the margin of Hart Lane, North 82 degrees 05 minutes West 25.00 feet to an iron pin; thence North 08 degrees 23 minutes East 106.67 feet to an iron pin; thence North 85 degrees 00 minutes West 10.20 feet to an iron pin; thence North 08 degrees 45 minutes East 37.67 feet to an iron pin in Calvin B. Moore southerly line; thence South 83 degrees 15 minutes East 35.04 feet to an iron pin; thence with the common line between Slaton and Tidwell, South 08 degrees 25 minutes West 144.53 feet to the point of beginning and containing 0.092 acres more or less as surveyed by Donald W. Fortner RLS No. 1072, dated July 13, 1994.

Being the same Property conveyed to Ronald H. Bice, Jr. Trustee for Frederick R. Stephens, by special warranty deed from American Security Bank and Trust of record at Instrument No. 20100405-0025143, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 2915 Dickerson Pike, Nashville, Tennessee 37207.

This conveyance is made as trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances and further subject to any unpaid taxes or assessments owing on the property. However, grantor, as Trustee, but not otherwise, hereby assigns and sets over to grantee all of the covenants and warranties contained in the Special Warranty Deed conveyed to Trustee.

IN WITNESS WHEREOF, I, Ronald H. Bice, Jr., Trustee, have executed this instrument to be effective his the 13th day of January, 2011.

Ronald H Bice Jr Trustee

RONALD H. BICE, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald H. Bice, Jr., Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he in his capacity as Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of January.

Dawn P Sheehan

Notary Public

My Commission Expires:
November 5, 2014

My Commission Expires:

11-5-14

DAWN P. SHEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 5, 2014