BILL GARRETT, Davidson County
Trans:T20110013575 DEEDQC
Recvd: 03/07/11 14:14 14 pgs
Fees:72.00 Taxes:0.00
20110307-0018035

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM: JOHN D. HALL, III AND JENNIFER H. HALL, HUSBAND AND WIFE

TO: JOHN D. HALL, III AND JENNIFER H. HALL, CO-TRUSTEES OF THE JOHN AND JENNIFER HALL FAMILY TRUST, A REVOCABLE INTER VIVOS TRUST U/A/D DECEMBER 13, 2004

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Affiant

Subscribed and sworn to before me this 28 day of February, 2011.

Notary Public

7-5-11
Commission Expiration Date

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
John D. Hall, III and Jennifer H. Hall, Co-Trustees 421 Lynnwood Blvd. Nashville, TN 37205	SAME	116-15-61

KNOW ALL MEN BY THESE PRESENTS that John D. Hall, III and Jennifer H. Hall, husband and wife, in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, for the express purpose of creating a fee simple estate in John D. Hall, III and Jennifer H. Hall, Co-Trustees of The John Hall and Jennifer Hall Family Trust, a Revocable Inter-Vivos Trust dated December 13, 2004, have bargained and sold, and does hereby convey, remise, release and forever quitclaim all of their right, title and interest, unto the said John D. Hall, III and Jennifer H. Hall, Co-Trustees of The John and Jennifer Hall Family Trust, a Revocable Inter Vivos Trust u/a/d December 13, 2004 in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 71-B on the Plan of the Resubdivision of part of Royal Oaks, of record in Book 974, Pages 4 and 5, Register's Office for said County.

Said lot fronts 100 feet on the westerly side of Lynwood Boulevard and runs back between parallel lines 298.8 feet to the easterly line of Lot No. 72.

Being the same property conveyed to Judy D. Peebles by deed dated June 7, 1979 from Arnold Peebles, Jr. of record in Book 4920, page 657 and further conveyed to John D. Hall, III and Jennifer H. Hall, husband and wife by deed from Judy D. Peebles of record in Instrument No. 20100527-0041120 Register's Office for Davidson County, Tennessee dated May 26, 2010.

This is improved property known as 421 Lynwood Boulevard (a/k/a 421 Lynnwood. Boulvard), Nashville, TN 37205.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustees thereunder, a Certification of said Trust is attached hereto as Exhibit "A".

This conveyance is subject to all matters shown in any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Ecm:hallqcd

WITNESS my hand this 28 day of February, 2011

John D. Hall, III, ttee

Jennifer H. Hall, ttee

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 John D. Hall, III and Jennifer H. Hall, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of February, 2011

My Commission Expires: 7-5-11

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

CERTIFICATION OF TRUST

THE UNDERSIGNED, attorney for JOHN D. HALL, III and JENNIFER H. HALL, declares as follows:

1. That I am an attorney in good standing in the California Bar Association.

2. That Exhibit "A," attached hereto and incorporated herein by reference, is composed of true and correct copies of the Introduction, Power of the Trustees, and Signature Pages of the JOHN AND JENNIFER HALL TRUST, a revocable inter vivos trust dated December 13, 2004.

3. That the JOHN AND JENNIFER HALL TRUST was established by JOHN D. HALL, III and JENNIFER H. HALL as Trustors, with JOHN D. HALL, III and JENNIFER H. HALL serving as Co-Trustees;

4. That the JOHN AND JENNIFER HALL TRUST was established for the benefit of JOHN D. HALL, III and JENNIFER H. HALL; and

5. That the pages omitted from this Certificate are of a personal nature dealing with the distribution of the Trustor's estate and in no way affect the powers of the Trustee.

LAW OFFICES OF
Bradley W. Nemeth
A Professional Corporation

By: _____
Bradley W. Nemeth
Attorney for Trustors

DECLARATION OF TRUST

JOHN D. HALL, III and JENNIFER H. HALL, hereinafter referred to as "Co-Trustees," hereby declare that JOHN D. HALL, III and JENNIFER H. HALL, Husband and Wife, hereinafter jointly referred to as the "Trustors," or separately as the "Husband" or the "Wife," "Surviving Trustor," or "Deceased Trustor," respectively, do hereby jointly and severally deliver and transfer to the Trustee, without consideration moving from the Trustee, their respective interest in the property described in Schedule "A" attached hereto which is the community property of the Husband and Wife, and the property described in Schedule "B" attached hereto which is the separate property of the Husband, and the property described in Schedule "C" attached hereto which is the separate property of the Wife.

The interest now and hereafter received by the Trustee shall constitute the Trust Estate and shall be held, managed and distributed as hereinafter provided. The Trustors intend that all property now and hereafter transferred to this Trust, which is separate or community property in nature, shall retain its character as separate or community property while subject to this Trust and upon transfer therefrom.

The Trustors intend that while either Trustor is serving as Trustee or Co-Trustee hereof, either Trustor shall be empowered to act to bind the Trust without first obtaining the consent of the remaining Trustor. This Trust shall be known as the JOHN AND JENNIFER HALL FAMILY TRUST.

ARTICLE IV

POWERS OF THE TRUSTEE

To carry out the purposes of any trust created under this instrument and subject to any additions or limitations stated elsewhere in this Trust Agreement, the Trustee is vested with the following powers with respect to the Trust Estate and any part of it. In addition to those powers now or hereafter conferred by law, the enumeration of certain powers of the Trustee shall not limit its general powers, and the Trustee subject to the discharge of its fiduciary obligations, is vested with all the rights, powers and privileges which an absolute owner of the same property would have.

4.01 Power to Retain Property

To continue to hold any property, although not of a type or quality nor constituting a diversification considered proper for trust investment, including shares of the Trustee's own stock, that the Trustee received under this Trust.

4.02 Power to Operate Business

To continue to participate in any business or other enterprise at the risk of the Trust Estate and to effect incorporation, dissolution or other changes in the form of organization of the business or enterprise.

4.03 Power of Sale, Exchange and Repair

To manage, control, grant options on, sell (for cash or on deferred payments), convey, exchange, partition, divide, subdivide, improve and repair trust property; and to create restrictions, easements and other servitudes, with or without consideration.

4.04 Power to Lease

To lease trust property for terms within or beyond the term of the Trust and for any purpose, including exploration for and removal of gas, oil and other minerals; to enter into community oil leases, pooling and unitization agreements.

4.05 Power to Borrow

Notwithstanding anything to the contrary herein contained, the Trustee shall also have the power to:

(a) To borrow, guaranty and/or grant security interests in any trust property for the benefit of the Trustor and/or any third party;

(b) To guaranty and/or grant security interests in trust property to secure the joint or several obligations, liability and/or indebtedness of the Trustor and/or any third party;

(c) To subordinate to any other debt any indebtedness due this Trust from the Trustor and/or any third party;

(d) To encumber the Trust Estate or any item of property by mortgage, to execute a deed or deeds of trust, to pledge or otherwise use such procedure to consummate the transaction as the Trustee may deem advisable; and

(e) To borrow money and pledge any Trust assets as security or collateral to secure the repayment of any loans made to the Trustor as an individual.

The Trustee powers to borrow, guaranty, subordinate, and pledge trust assets shall be without limitation as to amount or terms, which shall be within the sole discretion of the Trustee.

It is hereby deemed that any and all such actions are for a valid Trust purpose and benefit the Trust and the beneficiaries.

4.06 Power to Insure

To carry, at the expense of the trust, insurance of such kinds and in such amounts as the Trustee deems advisable to protect the Trust Estate and the Trustee against any hazard.

4.07 Power to Commence and Defend Litigation

To commence or defend such litigation with respect to the Trust or any property of the Trust Estate as the Trustee may deem advisable, at the expense of the Trust.

4.08 Power to Compromise Claims

To compromise, arbitrate or otherwise adjust any claims or litigation against or in favor of the Trust.

4.09 Power to Invest

To invest and reinvest the principal and income, if the Trustee is directed to accumulate it, in every kind of property,

real, personal or mixed, and every kind of investment, specifically including, but not by way of limitation, the buying, selling and trading in securities of any nature, to buy, write and trade in options, and commodities of every nature and contracts for the future delivery of commodities of every nature on margin or otherwise and, in connection therewith, to borrow money and to pledge any and all stocks, bonds, securities, commodities, and contracts for the future delivery thereof, to make short sales, to maintain and operate security margin accounts with one or more brokers, investing in stocks, preferred or common, shares of investment trusts, investment companies and mutual funds, and mortgage participations, which men of prudence, discretion and intelligence acquire for their own account, and any common trust fund administered by the Trustee.

4.10 Power to Manage Securities

With respect to securities held in the trust, to have all the rights, powers and privileges of an owner, including, but not by way of limitation, the power to vote, give proxies, and pay assessments; to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, liquidations, sales and lease, and incident to such participation to deposit securities with and transfer title to any protective or other committee on such terms as the Trustee may deem advisable; and to exercise or sell stock subscription or conversion rights; provided, however, that the corporate Trustee may vote its own shares in the election of directors only in the manner determined and directed by Trustor, during his or her lifetime, or after his or her death, by the beneficiary of a majority of the beneficiaries of the trusts hereunder containing such shares.

4.11 Power to Hold Property in Nominee

To hold property in its own name or in the name of its nominee, with or without disclosure of fiduciary relationship, the Trustee being responsible for the acts of any such nominee affecting such property.

4.12 Power to Advance Funds

To advance funds to this Trust for any Trust purpose, such advances with interest at current rates to be a first lien on and to be repaid out of principal or income; to reimburse itself from principal or income for any loss or expense incurred by reason of its ownership or holding of any property in this Trust.

4.13 Power to Budget

To budget the estimated annual income and expenses of the Trust in such manner as to equalize, as far as practical, periodic income payments to the beneficiaries.

4.14 Power to Determine Principal and Income

Except as otherwise specifically provided in this Trust instrument, the determination of all matters with respect to what is principal and income of the Trust Estate and the apportionment and allocation of receipts and expenses between these accounts shall be governed by the provisions of the California Principal and Income Law from time to time existing. Any such matter not provided for either in this Trust Agreement or in the Principal and Income Law, shall be determined by the Trustee in its discretion.

4.15 Power of Division and Distribution

In any case in which the Trustee is required, pursuant to the provisions of this Trust, to divide any trust property into parts or shares for the purpose of distribution, or otherwise, the Trustee is authorized, in the Trustee's absolute discretion, to make the division and distribution in undivided interests or in kind or partly in money and partly in kind, at valuations determined by the Trustee as he deems necessary to make division or distribution. In making any division or partial or final distribution of the Trust Estate, the Trustee shall be under no obligation to make a pro rata division, or to distribute the same assets to beneficiaries similarly situated, but rather, the Trustee may, in the Trustee's discretion, make a non-pro rata division between trusts or shares and non-pro rata distributions to such beneficiaries, as long as the respective assets allocated to separate trusts or shares, or distributed to such beneficiaries have equivalent or proportionate fair market value.

4.16 Power to Enter Transactions with Estate of Trustor

If the Trustee deems it necessary or advisable for the protection of the estate of the Trustor, or in the best interest of such estate or this Trust and the beneficiaries thereof, the Trustee, in its sole and absolute discretion, may with trust funds purchase any securities or other property at a fair value from the legal representatives of such estate and retain such property as part of the Trust Estate, and make secured or unsecured loans for trust funds, at the then current rate of interest to such legal representatives, without any liability for loss resulting to the Trust Estate by reason of any such purchase or loan.

4.17 Power to Enter Transactions Between Trusts

The Trustee may loan or advance money, at the current rate of interest, from any trust hereunder to any other trust hereunder and may sell and purchase assets between the trusts hereunder, in the Trustee's discretion, subject to the requirement that such transactions be for fair and adequate consideration. The Trustee may make loans or borrow from, to purchase property or assets of any kind from, or sell to, or in any other manner, deal with the personal representative of the Trustor, upon such terms and conditions or in such manner as the Trustee shall deem reasonable in its sole discretion and in the interest of all the Trusts and the beneficiaries thereof.

4.18 Power to Lend

To lend money to any person, including trusts created herein and monies may be lent to any Trust beneficiary, interested party or third party in need provided that any such loan shall be adequately secured and shall bear a reasonable rate of interest.

4.19 Power to Withhold Payment if Conflicting Claims Arise

To withhold from distribution, in the Trustee's discretion, at the time for distribution of any property in this Trust without the payment of interest, all or any part of the property, as long as the Trustee shall determine in the Trustee's discretion that such property may be subject to conflicting claims, to tax deficiencies, or to liabilities, contingent or otherwise, properly incurred in the administration of the Trust Estate.

4.20 Power of Trustee to Employ Investment Counsel

To retain professional investment counsel regarding trust investments in property held by these trusts. If such counsel is retained, the Trustee shall abide by the decision of the counsel but shall not be held liable or otherwise surcharged for losses directly attributable to investments made on the advice of independent counsel. During the period independent counsel is retained by the Trustee, the Trustee shall not be required to conduct reviews of trust investments, and he shall not be required to take action with respect to trust investments unless he receives written instruction from the investment counsel.

4.21 Power to Employ Agents

To employ any custodian, attorney, accountant, corporate fiduciary, or any other agent or agents to assist the Trustee in the administration of this Trust and to rely on the advice given by these agents. Reasonable compensation of all services performed by

these agents shall be paid from the Trust Estate out of either income or principal as the Trustee in the Trustee's discretion shall determine, and shall not decrease the compensation to which the Trustee is entitled.

4.22 Power to Release Powers

Each Trustee shall have the power to release or to restrict the scope of any power that he may hold in connection with the trust created under this instrument, whether said power is expressly granted in this instrument or implied by law. The Trustee shall exercise this power in a written instrument specifying the powers to be released or restricted and the nature of any such restriction. Any released power shall pass to and be exercised by the Successor Trustee.

4.23 Power to Invest in Life Insurance

The Trustee shall have the power to apply for, own, receive as a part of the trust assets, hold and/or pay premiums upon life insurance in any form and upon the life of any person or persons, as the Trustee may deem advisable. The Trustee is authorized to exercise all rights under such policies and no company issuing the same shall be required to determine the extent of the authority of the Trustee.

4.24 Power to Determine Taxes

The Trustee shall have the power in the Trustee's absolute discretion to take any action and to make any elections to minimize the tax liabilities of this Trust and its beneficiaries, and to allocate the benefits among the various beneficiaries, and to make adjustment in the rights of any beneficiaries, or between the income and principal accounts, to compensate for the consequence of any tax election or any investment or administrative decision that the Trustee believes has had the effect of directly or indirectly preferring one beneficiary or group of beneficiaries over others.

4.25 Power to Make Distributions to Guardians

To make payments to any beneficiary under disability by making them to the Guardian of the Person of the beneficiary or to the parent of the beneficiary, if a minor, or may apply them for the beneficiary's benefit. Sums necessary for support and education may be paid directly to minor beneficiaries, who, in the judgment of the Trustee, have attained sufficient age and discretion to render it probable that the money will be properly expended.

4.26 Power to Appoint a Third Party to Act on Behalf of the Trustor

Any Trustee hereof is empowered to assign to a third party or parties the Trustee's power of attorney to act to bind the Trust on the Trustee's behalf as Trustee of this instrument.

4.27 Power to Make Gifts

To make gifts on the Trustor's behalf to a class composed of the Trustor's children, any of their issue, or both to the full extent of the federal annual gift tax exclusion in effect from time to time, including the annual exclusion under Internal Revenue Code section 2503(b) or any successor statute, and for such purposes to remove the assets from the trust for estate tax purposes. To make gifts on the Trustor's behalf to a class composed of the Trustor's children, any of their issue, or both to the full extent allowed under law to fund tuition savings programs under Internal Revenue Code section 529 or any successor statute.

4.28 Allocation of Basis Adjustments

The purpose of this section is to provide direction to the Trustee in the allocation of the basis adjustments authorized by Internal Revenue Code (IRC) Section 1022 which was added by the Economic Growth and Tax Relief Reconciliation Act of 2001, in the event that a Trustor dies in a year which such basis adjustments are permitted. If the Trustor dies in a year in which such basis adjustments are permitted it is recommended, but not required, that the Trustee acting as the personal representative of the deceased Trustor, allocate such basis adjustments to the property to which IRC section 1022 applies, whether or not such property passes under this Trust, under the Trustor's Will or via other methods as follows:

A. As to the aggregate basis increase under IRC section 1022(c), to any properties to which it applies and which are Qualified Spousal Properties as defined therein;

B. As to the aggregate basis increase under IRC section 1022(b), first to any properties to which IRC section 1022(b) applies and which are not Qualified Spousal Properties as defined in IRC section 1022(c); then as to any remaining unallocated basis increase among any properties to which section 1022(b) applies and which are qualified terminal interest properties, as defined in IRC section 1022(c)(5); and then as to any remaining unallocated basis increase among any properties to which section 1022 applies in which are outright transfers to a spouse as defined under section 1022(c)(4).

C. In making such allocations of basis increase, to the extent reasonably possible, the goals should be both to minimize aggregate future income tax liabilities that could result because the aggregate tax basis in the properties to which section 1022 applies is less than the aggregate fair market value of such properties on the date of death of the Trustor within the properties specified in sections 4.28 A. and B. above and to achieve equitable after tax results among all beneficiaries who shall take from the Trustor whether under this Trust, under the Trustor's Will or otherwise. In this regard the Trustee may consider any facts and circumstances the Trustee deems relevant, including, without limitation, whether or not beneficiaries of certain Trust properties to which section 1022 applies are exempt from income taxation and/or have requested a particular allocation; This sentence is not intended to impose a requirement on the Trustee to inquire into each beneficiary's tax circumstances or to please all beneficiaries or to achieve the best result in either the aggregate or their particular, but to permit the Trustee to consider such circumstances and information as are readily available to the Trustee and as appear to the Trustee to be relevant to allocating the basis increases in a way that to the greatest extent possible, will achieve the goals described in this section. The Trustee shall be deemed to have fulfilled its fiduciary obligation by applying any reasoned approach that endeavors to achieve the goals set forth in this section.

EXECUTED IN TRIPLICATE at San Diego County, California, on December 13, 2004.

JOHN D. HALL, III,
Co-Trustee

JENNIFER H. HALL,
Co-Trustee

We certify that we have read the foregoing Declaration of Trust, and that it correctly states the terms and conditions under which the Trust Estate is to be held, managed and disposed of by the Trustee. We approve the Declaration of Trust in all particulars and request the Trustee to execute it.

JOHN D. HALL, III,
Trustor

JENNIFER H. HALL,
Trustor

APPROVED:

Bradley W. Nemeth
Attorney for Trustors

Bradley W. Nemeth
A Professional Corporation
9645 Granite Ridge Drive, Suite 225
San Diego, CA 92123-2660
(858) 571-2929

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On December 13, 2004, before me, a Notary Public in and for the State of California, personally appeared JOHN D. HALL, III and JENNIFER H. HALL, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public in and for
said County and State

DE ANN DE CHELLIS
COMM. #1309003
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires June 15, 2005