Prepared By + Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

BILL GARRETT, Davidson County
Trans:T20110023244 DEEDQC
Recvd: 04/20/11 10:11 3 pgs
Fees:17.00 Taxes:0.00
20110420-0030390

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Russell Bradley, Trustee
Martin B. Bradley Family
Credit Shelter Trust
5633 Highland Way
Nashville, TN 37211

Send Tax Bills To:
Same

Map and Parcel No.
Map 146 08
Parcel 083.00

WHEREAS, Martin Bird Bradley (a/k/a Martin B. Bradley) and wife, Ruth S. Bradley on April 4, 1994, transferred to **Martin B. Bradley, Trustee of the Martin B. Bradley Revocable Living Trust Agreement dated April 4, 1994,** a fifty percent (50%) interest as Tenant in Common and **Ruth S. Bradley, Trustee, Ruth S. Bradley Revocable Living Trust Agreement dated April 4, 1994,** a fifty percent (50%) interest as Tenant in Common the real property described in this deed below.

WHEREAS on August 26, 2002, **Martin B. Bradley** died;

WHEREAS upon the death of **Martin B. Bradley, Ruth S. Bradley** became the sole Trustee of the **Martin B. Bradley Revocable Living Trust Agreement dated April 4, 1994;**

WHEREAS upon the death of **Martin B. Bradley, Ruth S. Bradley** became the sole Trustee of the **Martin B. Bradley Family Credit Shelter Trust U/A dated April 4, 1994;**

WHEREAS on November 17, 2010, **Ruth S. Bradley** resigned as Trustee of the **Martin B. Bradley Family Credit Shelter Trust U/A dated April 4, 1994;**

WHEREAS on November 17, 2010, **Russell Bradley** accepted the position as Successor Trustee of the **Martin B. Bradley Family Credit Shelter Trust U/A dated April 4, 1994;**

WHEREAS on November 17, 2010, **Ruth S. Bradley** resigned as Trustee of the **Ruth S. Bradley Revocable Living Trust Agreement dated April 4, 1994;**

WHEREAS on November 17, 2010, **Russell Bradley** accepted the position as Successor Trustee of the **Ruth S. Bradley Revocable Living Trust Agreement dated April 4, 1994;**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Ruth S. Bradley, Trustee, Martin B. Bradley Revocable Living Trust Agreement dated April 4, 1994,** ("Grantor") this day has bargained and sold, and

hereby quitclaims, conveys and transfers unto **Russell Bradley, Trustee, Martin B. Bradley Family Credit Shelter Trust U/A dated April 4, 1994** ("Grantee"), all of its fifty percent (50%) interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 412 on the Map of Section Six, Crieve Hall Estates, of record in Book 2331, pages 1 and 2, Register's Office, Davidson County, Tennessee.

Said Lot No. 412 fronts 130 feet on the northerly margin of Bramblewood Drive and extends back northwardly 187.9 feet on the easterly side and 199.8 feet on the westerly side to a dead line in the rear measuring 105 feet.

Being the same property conveyed to **Martin B. Bradley, Trustee of the Martin B. Bradley Revocable Living Trust Agreement dated April 4, 1994**, a fifty percent (50%) interest as Tenant in Common and **Ruth S. Bradley, Trustee, Ruth S. Bradley Revocable Living Trust Agreement dated April 4, 1994**, a fifty percent (50%) interest as Tenant in Common by Quitclaim Deed from **Martin Bird Bradley and wife, Ruth S. Bradley** dated April 4, 1994, of record in Book 9302, Page 554, Register's Office for Davidson County, Tennessee.

This is improved property known as **308 Bramblewood Drive, Nashville, TN 37211.**

(Description from prior deed of record).

As a result of this conveyance, a fifty percent (50%) interest as Tenant in Common in the above described property shall be held by **Russell Bradley, Trustee, Martin B. Bradley Family Credit Shelter Trust U/A dated April 4, 1994**, and a fifty percent (50%) interest as Tenant in Common in the above described property shall be held by **Russell Bradley, Trustee, Ruth S. Bradley Revocable Living Trust Agreement dated April 4, 1994.**

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 11th day of April, 2011.

Ruth S. Bradley

Ruth S. Bradley, Trustee, Martin B. Bradley Revocable Living Trust Agreement dated April 4, 1994

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 **Ruth S. Bradley, Trustee, Martin B. Bradley Revocable Living Trust Agreement dated April 4, 1994**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of April, 2011.

Notary Public

My Commission Expires:
5-8-2012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Ruth S. Bradley
Affiant

Sworn to and subscribed to before me, this the 11th day of April, 2011.

Notary Public

My Commission Expires:
5-8-2012