THIS DOCUMENT PREPARED BY:
Bryan Howard
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(615) 627-4444

BILL GARRETT, Davidson County
Trans:T20110030361 DEEDQC
Recvd: 05/23/11 08:48 4 pgs
Fees:22.00 Taxes:0.00
20110523-0039084

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2011.

Notary Public
My Commission Expires: May 6, 2013

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Pinnacle National Bank, Trustee Trust & Advisory P.O. Box 291947 Nashville, TN 37229-1947	SAME	Tract 1: Map 92-13 Parcel 95 Tract 2: Map 92-13 Parcel 96 Tract 3: Map 92-13 Parcel 101 Tract 4: Map 92-13 Parcel 91 Tract 5: Map 92-13 Parcel 94

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that HMSC, LLC, a Tennessee limited liability company (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring its entire eighty percent (80%) interest in the subject parcel of real property, hereby releases, remises and quitclaims unto Pinnacle National Bank, Trustee of the Trust for the Benefit of Howard Hudgins Dated December 26, 2001, all right, title and interest of the Grantor in and to a certain tract or parcel of land

in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

WITNESS my hand this 5th day of MAY, 2010.

HMSC, LLC

PINNACLE NATIONAL BANK, Chief Manager

By: _____
Keith Davis, Senior Vice President and Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Keith Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Senior Vice President and Trust Officer of Pinnacle National Bank, the within named bargainor, and that such Senior Vice President and Trust Officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Keith Davis, Senior Vice President and Trust Officer.

WITNESS my hand, at office, this 5th day of May 2011.

_____
Notary Public

My Commission Expires: May 6, 2013

STEPANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

EXHIBIT A
Legal Description

1. **Map 92-13 Parcel 95 (3314 Park Ave.)**

Being Lot No. 2 of Block No. 6 on the Map of Charlotte Park Company's Second Addition, as of record in Book 57, Page 160, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the northerly side of Park Avenue, formerly First Avenue, and runs back between parallel lines, 150 feet to an alley.

Being a portion of the property conveyed to HMSC, LLC, a Tennessee limited liability company by deed from AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, recorded as Instrument No. 20021119-0143359, with the Register's Office for Davidson County, Tennessee.

2. **Map 92-13 Parcel 96 (3316 Park Ave.)**

Land in Davidson County, Tennessee, being Lot No. 3 of Block 6 on the Plan of Charlotte Park Company's Second Addition, as of record in Book 57, Page 160, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the north side of Park Avenue, formerly First Avenue, and runs back between parallel lines, 150 feet to an alley.

Being a portion of the property conveyed to HMSC, LLC, a Tennessee limited liability company by deed from AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, recorded as Instrument No. 20021119-0143359, with the Register's Office for Davidson County, Tennessee.

3. **Map 92-13 Parcel 101 (3326 Park Ave.)**

Being Lot No. 8 of Block 6, Charlotte Park Second Addition, as of record in Book 57, Page 160, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the north side of First Avenue, now Park Avenue and runs back northwardly between parallel lines, 150 feet along the margin of Woodfin Street, to a 20 foot alley.

Being a portion of the property conveyed to HMSC, LLC, a Tennessee limited liability company by deed from AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, recorded as Instrument No. 20021119-0143359, with the Register's Office for Davidson County, Tennessee.

4. **Map 92-13 Parcel 91 (329 33rd Avenue North)**

Land in Davidson County, Tennessee, being the south 42.5 feet of Lot No. 73 on the Plan of Hortense Place, as of record in Book 161, page 167, Register's Office for said County. Said part of said lot fronts 42.5 feet on the west side of 33rd Avenue North, and runs back between parallel lines, 140 feet to an alley.

Being a portion of the property conveyed to HMSC, LLC, a Tennessee limited liability company by deed from AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, recorded as Instrument No. 20021119-0143359, with the Register's Office for Davidson County, Tennessee.

5. **Map 92-13 Parcel 94 (3312 Park Avenue)**

Being Lot No. 1 of Block 6 in the Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, page 160, Register's Office for said County.

Said Lot No. 1 fronts 65¼ feet on the northerly side of Park Avenue, formerly 1st Avenue, and runs back on the west line at right angles to said Avenue, 150 feet to an alley and shows 77 feet to said alley.

Being a portion of the property conveyed to HMSC, LLC, a Tennessee limited liability company by deed from AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, recorded as Instrument No. 20021119-0143359, with the Register's Office for Davidson County, Tennessee.