THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Parcel Id. No.**
Kaaren F Andrews, Trustee 1024 A Mitchell Road Nashville, TN 37206	Same	083 08 0 196.00

Quitclaim Deed

This conveyance is made by Jane C. Frazier, Grantor, to Kaaren F. Andrews, Trustee under Trust Agreement of Mary Jane Frazier dated July 25, 2011, Grantee.

The Grantor hereby conveys and quitclaims unto the Grantee, all of her right, title and interest in and to the described real estate, located in Davidson County, Tennessee, to-wit:

BEING Lot No. 77 on the Plan of Rosewood Heights, Section III, as of record in Book 2133, Page 61, Register's Office for said County.
Said Lot No. 77 fronts 69 feet on the northeasterly side of Mitchell Road and runs back between lines, 299.4 feet on the northwesterly line and 282.5 feet on the southeasterly line to a dead line in the rear on which it measures 113 feet.

Being the same property conveyed to Ernest E. Frazier and wife, Jane C. Frazier, by deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter, of record in Book 2399, Page 450, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2156, Page 140, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, Page 61, which shows an Owner's Certificate, a 35-foot set-back line from Mitchell Road, a 10-foot easement along the northeasterly rear line of the lot for public utilities, and an anchor easement 2 ½ x 20 feet fronting 2 ½ on Mitchell Road at the northerly front corner of the lot.

Ernest E. Frazier and Jane C. Frazier were married in Walhalla, South Carolina, on March, 28, 1937. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Ernest E. Frazier in Nashville, Tennessee on February 22, 1974; and Jane C. Frazier conveys as surviving tenant by the entirety.

The Grantee, as trustee, shall have the sole, absolute, and uncontrolled power, discretion, and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

Mary Jane Cown Frazier and Jane C. Frazier is the same person

IN WITNESS WHEREOF, Grantor has hereunto set her hand.

Jane C Frazier, by Kaaren F. Andrews, POA

Jane C. Frazier by Kaaren F. Andrews as Attorney in Fact,
Grantor

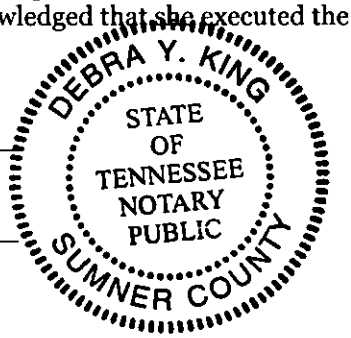
BILL GARRETT, Davidson County
Trans:T20110046156 DEEDQC
Recvd: 07/29/11 11:39 2 pgs
Fees:12.00 Taxes:0.00
20110729-0058298

State of Tennessee
County of Sumner

On July 25, 2011, personally appeared before me Kaaren F. Andrews, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Jane C. Frazier, and who acknowledged that she executed the same as attorney-in-fact for Jane C. Frazier.

Debra Y King
Notary Public

My commission expires: July 30, 2014



STATE OF TENNESSEE }
COUNTY OF SUMNER } The actual consideration or value whichever is greater, for this transfer is $0.00. Subscribed and sworn to before me, on July 25, 2011.

Kaaren F Andrews
Kaaren F. Andrews, Trustee, Affiant

Debra Y King
Notary Public
My commission expires: July 30, 2014

