This Instrument Prepared By:
Sherrard & Roe PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 10/05/11 09:10 4 pgs
Fees:22.00 Taxes:0.00
20111005-0077073

QUITCLAIM DEED

Address New Owners:
Mary Sue Croker 2011 Investment Services Trust
Joseph P. Croker, Trustee
605 Daniel Court
Nashville, TN 37221

Send Tax Bills To:
same

Map/Parcel Number:
Map 129-11-0-A
Parcel 257

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Mary Sue Croker (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the fee simple and leasehold property interests described herein to Joseph P. Croker, Trustee, and his successors in trust, of the Mary Sue Croker 2011 Investment Services Trust dated 03/15/2011 (the "Grantee"), related to that tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 257 on the Condominium Site Plan, Plat for Phase IC of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Richard J. Croker and wife, Mary Sue Croker, by Warranty Deed from St. Henry's Property Development, Inc. of record in Instrument No. 201102090011392, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Richard J. Croker and wife, Mary Sue Croker, by Sublease and Conveyance of Condominium Apartment from Augusta M. Crownover, an unmarried widow, dated 05/31/2002 and filed for record on 06/03/2002 in Instrument 200206030066867, Register's Office for Davidson County, Tennessee, as to a leasehold interest. Richard J. Croker died on January 12, 2011, and his fee simple interest and his leasehold interest each are vested in Mary Sue Croker, his surviving spouse.

This property is known as: 257 Cana Circle, Nashville, TN 37205

This conveyance is subject to the following:

1.) Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book 5961 page 657 Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in instrument #20101228-0102374 and the leasehold interest of the current owner/occupants of the unit.

2.) Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

3.) Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings conditioned in the mater Deed for The Cloister at St. Henry, Phase IC, recorded in Blok 6675 page 173, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, recorded in Book 6042, page 650 Register's Office for Davidson County, Tennessee.

4.) Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the real property interests described herein, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 2ND day of SEPTEMBER, 2011.

Mary Sue Croker

Mary Sue Croker, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Mary Sue Croker, Grantor, the within named bargainor, with whom I am personally

acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2nd day of Sept, 2011.

Janet Baxter
Notary Public

My Commission Expires: 1-6-15

JANET BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00).

Carla L Lovell
Affiant

Subscribed and sworn to before me this 2nd day of Sept, 2011.

Janet Baxter
Notary Public

My Commission Expires: 1-6-15

JANET BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L Lovell

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of October, 2011.

Notary Public

My Commission Expires: 9/8/2013



NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE