FROM: PHILLIP BAUMGART AS TRUSTEE OF THE XYZ HOLDING TRUST NO. FB102 dated November 10, 2011

TO: Martin Workman and wife, Amelia Workman

BILL GARRETT, Davidson County
Trans:T20110076191 DEEDQC
Recvd: 12/02/11 13:03 2 pgs
Fees:12.00 Taxes:0.00
20111202-0094100

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Martin Workman & Amelia Workman	OWNER	14809011400
305 Haywood Lane Nashville TN 37211		

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142
Nashville, Tennessee 37211
#16692

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, greater, for this transaction is

$ -0-

affiant

Subscribed and sworn to before me this the 14 day of Nov, 2011.

Notary Public
My Commission Expires:

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

I/we, PHILLIP BAUMGART AS TRUSTEE OF THE XYZ HOLDING TRUST NO. FB102 dated November 10, 2011, do hereby quitclaim to Martin Workman and wife, Amelia Workman, their Heirs and Assigns, all my rights, title and interest in the following land located in DAVIDSON **County, Tennessee described as follows: To-Wit:**

SEE EXHIBIT A

Being the same property conveyed to PHILLIP BAUMGART AS TRUSTEE OF THE XYZ HOLDING TRUST NO. FB102 dated November 10, 2011, by deed of record in ~~Book _____, Page~~ Instrument No. 20111160089315, Register's Office for Davidson County, Tennessee.

This is improved property (X) known as: 3904 W Valley Drive, Nashville, TN

Witness my hand(s) this the 14 day of Nov., 2011.

X _____ AS TRUSTEE
Phillip Baumgart, AS TRUSTEE
OF THE XYZ HOLDING TRUST
NO. FB102 dated November 10, 2011

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 Phillip Baumgart 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 the Trustee, the within named bargainor, and that such Trustee executed the foregoing instrument for the purpose therein contained, by personally signing the name of THE XYZ HOLDING TRUST NO. FB102 dated November 10, 2011 as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 14 day of Nov 20 11.

Notary Public

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

EXHIBIT "A"
TRUST PROPERTY LEGAL DESCRIPTION

BEING LOT NO. 36 ON THE PLAN OF LOCUSTWOOD, SECTION FOUR, AS OF RECORD IN BOOK 2330, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON CONTY, TENNESSEE.

SAID LOT NO. 36 FRONTS 80 FEET ON THE EASTERLY SIDE OF WEST VALLEY DRIVE AND EXTENDS BACK BETWEEN LINES, 238.3 FEET ON THE SOUTHERLY LINE AND 215.6 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR WHICH IS A BROKEN LINE AND MEASURES 83.2 FEET THEREON.