BILL GARRETT, Davidson County
Trans:T20110079290 DEEDQC
Recvd: 12/15/11 09:25 5 pgs
Fees:27.00 Taxes:0.00
20111215-0097535

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
J. F. Crowell, Jr., Mary Margaret Crowell and J. Frank Crowell, III P.O. Box 41250 Nashville, Tennessee 37204	J.F. Crowell, Jr. P.O. Box 41250 Nashville, TN 37204	Map: 93-14 Parcel: 260

WHEREAS, by instrument of record in Book 10739, Page 743, in the Register's Office for Davidson County, Tennessee, **THE THELMA R. FRAZIER FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership** (hereinafter referred collectively to as "Grantors") is the record owner of certain real property in Nashville, Davidson County, Tennessee, consisting of approximately 0.58 acres, identified on the official tax maps of the Property Assessor of Davidson County as Map 93-14, Parcel 260 (the "Property"); and

WHEREAS, by Warranty Deed from Grantor, recorded simultaneously herewith, **J. F. CROWELL, JR., as to a one-third (1/3) undivided interest; MARY MARGARET CROWELL, as to a one-third (1/3) undivided interest; and J. FRANK CROWELL, III, as to a one-third (1/3) undivided interest, all as tenants in common** ("Grantees") have purchased the Property from Grantor (the "Deed"); and

WHEREAS, a new metes and bounds legal description was prepared by Brian M. Reifschneider of Blue Ridge Surveying, Inc., dated November 16, 2011, which describes the Property being conveyed to Grantees; and

WHEREAS, Grantor is executing this instrument solely for the purposes of conveying to the Grantees any remaining interest the Grantor may have in the Property based upon the new metes and bounds description attached hereto as Exhibit "A" and incorporated herein by reference;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Grantees, their heirs, successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in

Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 14th day of December, 2011.

THE THELMA R. FRAZIER FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership

By: _____
George R. Frazier, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said county and state, GEORGE R. FRAZIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes there contained and who further acknowledged that he is the general partner of THE THELMA R. FRAZIER LIMITED PARTNESRHIP, a Tennessee limited partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand, at office, this 13th day of December, 2011.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

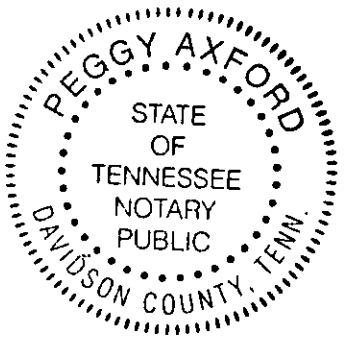
_____
NOTARY PUBLIC
My Commission Expires: 1/6/14

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 14th day of December, 2011.



NOTARY PUBLIC

My Commission Expires: 5/5/2015

EXHIBIT "A"
Legal Description

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located southeasterly of the U.S. Highway 31 (State Route 6, Eight Avenue South) intersection and being and all of the Thelma R. Frazier Family Limited Partnership Property, as recorded as Book 10739, Page 743, which also includes all of Reserve Parcel "A and Reserve Parcel "B" on the final plat of Section One Hundred Seven Edgehill Estates, as recorded in Plat Book 5050, Page 20, in the Register's Office of Davidson County, Tennessee and also includes Lots 117, 118, 119, and 120 on the Edwin and Wetmore Plan (unrecorded), and being more particularly described as follows:

BEGINNING at an existing 5/8" iron pin cluster in the southerly right-of-way of Division Street, said monument also being a northwesterly corner common to Lot 2 of Resubdivision Lot No. 2 Section One Hundred Seven Edgehill Estates as recorded in Plat Book 5050, Page 20, in the Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of Division Street and continuing along with the westerly line of Lot 2 of Resubdivision Lot No. 2 Section One Hundred Seven Edgehill Estates, S 01°53'00" E a distance of 196.05' to a new iron pin monument, said monument being the northerly right-of-way of Interstate 40;

Thence leaving said westerly line of Lot 2 of Resubdivision Lot No. 2 Section One Hundred Seven Edgehill Estates and continuing along with the northerly right-of-way of Interstate 40, S 88°27'00" W a distance of 130.00' to a new iron pin monument, said monument being the easterly right-of-way of U.S. Highway 31 (State Route 6, Eight Avenue South);

Thence leaving said northerly right-of-way of Interstate 40 and continuing along with the easterly right-of-way of U.S. Highway 31 (State Route 6, Eight Avenue South) the following two calls: N 01°53'00" W a distance of 169.99' to a new iron pin monument;

Thence with a curve turning to the right with an arc length of 38.91', with a radius of 24.84', with a chord bearing of N 42°59'30" E, with a chord length of 35.05', to a new 1" brass disk, said monument being the southerly right-of-way of Division Street;

Thence leaving said easterly right-of-way of U.S. Highway 31 (State Route 6, Eight Avenue South) and continuing along with the southerly right-of-way of Division Street, N 87°52'00" E a distance of 105.27' to an existing 5/8" iron pin cluster, which is the point of beginning, having an area of 25,269 square feet, 0.58 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated November 16, 2011.

Being a portion of the property conveyed to The Thelma R. Frazier Family Limited Partnership by deed of record in Book 10739, Page 743, Register's Office for Davidson County, Tennessee.