This instrument prepared by:
Marjorie Kaup Haines, Esq.., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville, TN 37201

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Celia Gibson, Chloe Fessler & David Neil	(NAME) Same as new owner	Map/Parcel 11709006000
(STREET ADDRESS) 3420 Valley Brook Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37215	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SunTrust Bank, Trustee Under the Will of Joyce T. Morgan, deceased, of record in Will Book 6039, page 2072420, Probate Court, Davidson County, Tennessee,** Grantor, does hereby quitclaim and convey all of its right, title and interest, being a **fifty percent (50%) undivided interest,** unto the following Grantees, their successors, heirs and assigns, **Celia Gibson, a thirty percent (30%) undivided interest, Chloe Fessler, a ten percent (10%) undivided interest, and David A. Neil, a ten percent (10%) undivided interest, as tenants in common,** to the following described real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 of Block 5, on the Plan of Woodmont Estates of record in Book 974, page 29, Register's Office, Davidson County, Tennessee.

Beginning on the easterly margin of Valley Brook Road at the corner of Lots No. 12 and 13; thence with the line between said lots, eastwardly 186.5 feet to the common corner of Lots Nos. 12, 13 and 14; thence with the line between Lots Nos. 13 and 14, eastwardly 220.6 feet to the westerly margin of Bear Road; thence with said road, northwardly to the beginning of a curve; thence around said curve to the easterly margin of Valley Brook Road; thence with said Road southwardly to the point of beginning. Said lot measures a total distance on Bear Road and Valley Brook Road of 713.2 feet.

Being the same property as conveyed to SunTrust Bank and Michael F. Morgan, Co-Trustees of the Joyce T. Morgan Family Trust, established under the Last Will and Testament of Joyce A. Morgan, dated April 10, 2003, of record in Instrument #20070926-0114863, Register's Office, Davidson County, Tennessee. Michael F. Morgan having since died and no co-trustee having been appointed.

FOLLOWING THE EXECUTION OF THIS DOCUMENT, 100% OF THE INTERESTS IN THE PROPERTY WILL BE:
50% undivided interest John M. Morgan Sr., Trustee of the John M. Morgan Sr. Trust, 30% undivided interest Celia Gibson, 10% undivided interest Chloe Fessler, and 10% undivided interest David A. Neil, each as tenants in common.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Subscribed and sworn to before me this 15th day of December, 2011.

Affiant

My commission expires: 10-25-14
(Affix Seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC MARJORIE A. HAINES WILLIAMSON COUNTY My Commission Expires 10-25-2014

This is improved property known as 3420 Valley Brook Road, Nashville, Tennessee 37215.

Witness my hand this 15th day of December, 2011.

BILL GARRETT, Davidson County
Trans:T20110079585 DEEDQC
Recvd: 12/16/11 08:21 2 pgs
Fees:12.00 Taxes:0.00
20111216-0097936

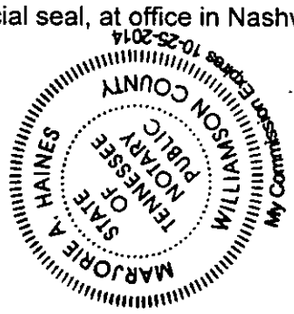
SunTrust Bank, Trustee Under the Will of Joyce T. Morgan, deceased, of record in Will Book 6039, page 2072420, Probate Court, Davidson County, Tennessee,

By:_____
David P. Rogers, Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and State, David P. Rogers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of the maker, **SunTrust Bank, Trustee Under the Will of Joyce T. Morgan, deceased, of record in Will Book 6039, page 2072420, Probate Court, Davidson County, Tennessee,** or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of December, 2011.



Marjorie A. Haines, Notary Public
My commission expires 10/25/14