BILL GARRETT, Davidson County
Trans:T20120016564 DEEDQC
Recvd: 03/06/12 14:23 7 pgs
Fees:37.00 Taxes:0.00
20120306-0019675

This Instrument Prepared By:
INGRAHAM, PAUTIENUS & TIDWELL, PLLC, 216 Centerview Drive, Suite 317, Brentwood, TN

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
THOMAS AND MAMIE HOUSER CHARITABLE FOUNDATION 5617 HILLSBORO PIKE NASHVILLE, TENNESSEE 37215	SAME	116-15-0-017.00

STATE OF TENNESSEE)
COUNTY OFWILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(3)(G).

C. Norris Nielsen
C. NORRIS NIELSEN

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn to and subscribed before me this 28th day of February, 2012.

NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES
FEBRUARY 19, 2013

QUITCLAIM DEED

BE IT KNOWN THAT THOMAS B. HOUSER and his wife, MAMIE S. HOUSER, acquired the subject property on April 23, 1946, by Deed in Book 1217, Page 396, of record in the Register's Office for Davidson County, Tennessee wherein ownership of said property remained. For the purposes of their estate planning, THOMAS B. HOUSER and MAMIE S. HOUSER created the HOUSER REVOCABLE LIVING TRUST dated July 8, 2003, naming themselves as the initial Trustors and Trustees, and naming C. NORRIS NIELSEN and BRITTON H. NIELSEN as Successor Co-Trustees of said Trust (Certificate of Trust attached as EXHIBIT A). MAMIE S. HOUSER died on April 11, 2011, thus leaving THOMAS B. HOUSER as the surviving owner of the subject property. THOMAS B. HOUSER died on November 13, 2011. On February 16, 2012, a Petition for Muniment of Title was filed in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 12P-265, to establish the HOUSER REVOCABLE LIVING TRUST dated July 8, 2003, as the owner of this subject property. Pursuant to the Order for Probate Only Establishing Muniment of Title entered on February 16, 2012 in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 12P-265 (attached as EXHIBIT B), the owner of the subject property is the HOUSER REVOCABLE LIVING TRUST dated July 8, 2003.

THEREFORE, FOR $0 CONSIDERATION, WE, C. NORRIS NIELSEN and BRITTON H. NIELSEN, as Co-Trustees of the HOUSER REVOCABLE LIVING TRUST dated July 8, 2003, for the express purpose of complying with the express terms of the HOUSER REVOCABLE LIVING TRUST dated

July 8, 2003, hereby quitclaim and convey all of our right, title and interest the following described real estate in Davidson County, Tennessee, to the THOMAS AND MAMIE HOUSER CHARITABLE FOUNDATION:

LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT C

BEING THE SAME PROPERTY CONVEYED TO THOMAS B. HOUSER (DECEASED) AND WIFE, MAMIE S. HOUSER (DECEASED), BY DEED OF RECORD IN DEED BOOK 1217, PAGE 396, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said property is conveyed subject to any existing limitations, restrictions, and encumbrances as may affect the premises.

This is improved property is known as: 433 Westview Avenue
Nashville, Tennessee 37205

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the 28 day of February, 2012.

HOUSER REVOCABLE LIVING TRUST dated July 8, 2003

By: C Norris Nielsen
C. NORRIS NIELSEN, Co-Trustee

Britton H. Nielsen
BRITTON H. NIELSEN, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. NORRIS NIELSEN and BRITTON H. NIELSEN, as Co-Trustees of the HOUSER REVOCABLE LIVING TRUST dated July 8, 2003, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 28 day of February, 2012.

NOTARY PUBLIC

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
FEBRUARY 19, 2013

Certification of Trust for the HOUSER REVOCABLE LIVING TRUST dated July 8, 2003

This Certification of Trust is signed by all the currently acting Trustees of the HOUSER REVOCABLE LIVING TRUST dated July 8, 2003, as restated on December 15, 2010, who declare as follows:

1. The Trustmakers are THOMAS B. HOUSER and MAMIE S. HOUSER. The trust is revocable by the Trustmakers, acting jointly and not separately.

2. The Trustees of the trust are C. NORRIS NIELSEN and BRITTON H. NIELSEN. The signatures of both trustees are required to conduct business on behalf of the trust unless one trustee, in writing, explicitly grants signature authority to the other.

3. The tax identification number of the trust is the Social Security number of THOMAS B. HOUSER.

4. Title to assets held in the trust shall be titled as:

   C. NORRIS NIELSEN and BRITTON H. NIELSEN,
   Trustees of the HOUSER REVOCABLE LIVING TRUST
   dated July 8, 2003, and any amendments thereto.

5. Any alternative description shall be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.

6. Excerpts from the trust agreement that establish the trust, designate the Trustee and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with real and personal property interests.

7. The terms of the trust agreement provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this agreement or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.

8. The trust has not been revoked, modified or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

Exhibit A

December 15, 2010

C. NORRIS NIELSEN, Trustee

BRITTON H. NIELSEN, Trustee

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, C. NORRIS NIELSEN, as Trustee, and BRITTON H. NIELSEN, as Trustee, with whom I am personally acquainted and who acknowledged that they executed the within instrument as their free act and deed and for the purposes therein contained.

Witness my hand, at office this day, December 15, 2010.

C. Smith, Notary Public
My commission expires: October 10, 2012



COPY

FILED

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(Probate Division)
2012 FEB 16 AM 10:43

RICHARD R. ROOKER, CLERK

IN RE:

ESTATE OF THOMAS BOAZ HOUSER) Docket No.: 12P-265

C. Norris Nielsen and Britton H. Nielsen, Co-Petitioners.

ORDER FOR PROBATE ONLY
ESTABLISHING MUNIMENT OF TITLE

Based upon an examination of the Petition for Muniment of Title, the decedent's Last Will and Testament, dated December 15, 2010, the record as a whole, and the representations of counsel, the Court finds as follows:

A. Decedent was a resident of Davidson County, Tennessee;

B. Decedent died on November 13, 2011, at the age of ninety-six (96) years;

C. Decedent left a Last Will and Testament ("Will"), dated December 15, 2010, which was signed and witnessed by C. Norris Nielsen and Britton H. Nielsen, and the applicable attestation clause is attached to said Will;

D. Decedent owned real property located at 433 Westview Avenue, Nashville, Tennessee 37205.

E. Decedent's Will specifically names the Houser Revocable Living Trust, dated July 8, 2003 as beneficiary of the estate and ownership of the subject real property is vests in accordance with Tenn. Code Ann. §31-2-103.

Based upon these findings, the Court ORDERS, ADJUDGES and DECREES the following:

1. Decedent's Will, dated December 15, 2010, is admitted to Probate for the purpose of establishing muniment of title in accordance with Tenn. Code Ann. §32-2-111.

2. In accordance with decedent's Will and Tenn. Code Ann. §31-2-103, the owner of decedent's real property is now the Houser Revocable Living Trust, dated July 8, 2003.

It is so ORDERED and ENTERED this 16th day of February, 2012.

PROBATE MASTER BOB BRADSHAW

APPROVED FOR ENTRY:

NICHOLAS M. TIDWELL, BPR #24196
Ingraham, Pautienus & Tidwell, PLLC
216 Centerview Drive, Suite 317
Brentwood, Tennessee 37027
(615) 370-3010 / Fax: (615) 371-8769

CERTIFICATE OF SERVICE

This hereby certifies that a true and correct copy of the foregoing has been forwarded by U.S. Mail, postage prepaid, this 16th day of February, 2012, to the following:

The Houser Foundation
5617 Hillsboro Road
Nashville, Tennessee 37215-4224

NICHOLAS M. TIDWELL

EXHIBIT C

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 3 AND 4 OF BLOCK 6 ON THE PLAN OF A RE-SUBDIVISION OF PART OF ROYAL OAKS SUBDIVISION, AS OF RECORD IN BOOK 974, PAGES 4 AND 5, REGISTERS OFFICE FOR SAID COUNTY DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE FEB. 27, 1946 BY JOHN M. SULLIVAN, COUNTY SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF WEST VIEW AVENUE, 125 FEET NORTH OF THE NORTH MARGIN OF GLEN EDEN DRIVE; THENCE WESTERLY 243 FEET TO A POINT WHICH IS 48 FEET NORTH OF THE NORTH MARGIN OF GLEN EDEN DRIVE; THENCE NORTHERLY 100 FEET TO A POINT; THENCE EASTERLY 279 FEET 1 INCH TO THE WEST MARGIN OF WEST VIEW AVENUE; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 125 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO ROYAL OAKS LAND COMPANY BY DEED FROM S. LIEBERMAN, ET AL, TRUSTEE, OF RECORD IN BOOK 467, PAGE 610 SAID REGISTERS OFFICE.