BILL GARRETT, Davidson County
Trans:T20120027714 DEEDQC
Recvd: 04/17/12 08:41 2 pgs
Fees:12.00 Taxes:0.00
20120417-0032542

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
14A
Nashville, Tennessee 37204

23876-1
Box 14A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Edward Franklin Edens 81 Peachtree Street Nashville, TN 37210	New Owner	119060140

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, VIRGINIA R. EDENS, Executor of the Last Will and Testament of VERNON L. EDENS and VIRGINIA R. EDENS, as Successor Trustee of the Trust Agreement of the Edens Living Trust, dated May 22, 2000 and any amendments or restatements thereto, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto EDWARD FRANKLIN EDENS, a married man, hereinafter called the Grantee, his heirs and assigns, all of Grantors interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 83 on the Map of Sterling Heights, Section Three, of record in Book 1424, Page 113, Register's Office of Davidson County, being more particularly described as follows:

Commencing at a point in the southerly margin of Peachtree, the common corner of Lots 82 and 83; thence westerly along the southerly margin of Peachtree Street; 58.2 feet to a point; thence in an arc, southwesterly a distance of 31.63 feet to a point on the easterly side of Boone Drive; thence southerly along the easterly margin of Boone Drive, 139.8 feet to a point; thence easterly 75.72 feet to a point; thence northerly 160 feet to the POINT OF BEGINNING.

Being the same property conveyed to Vernon L. Edens by Deed from Myrtle C. Edens of record as Book 4682, Page 327, dated February 20, 1973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 12 day of April, 2012.

X Virginia R. Edens
Virginia R. Edens, Executor of the Last Will and Testament of Vernon L. Edens

Virginia R Edens
Virginia R. Edens, Successor Trustee of the Trust Agreement of the Edens Living Trust, dated May 22, 2000 and any amendments or restatements thereto.

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia R. Edens, both as the Executor and Successor Trustee, the within named bargainors, 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 official seal at Nashville, Tennessee, this 12th day of April, 2012.

ROD MCINTYRE
Commission # EE 030213
Expires October 6, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this
12th day of April, 2012.

Notary Public
My commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON