THIS INSTRUMENT PREPARED BY
W. Warner McNeilly, III, Esq.
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Nashville, TN 37201-1638

BILL GARRETT, Davidson County
Trans:T20120032303 DEEDQC
Recvd: 05/02/12 15:55 3 pgs
Fees:17.00 Taxes:0.00
20120502-0037822

TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NO:
LINDA BINNS DISSPAYNE, et al. 2511 Miami Avenue Nashville, TN 37214	Same	07400005200

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

REGIONS BANK, TRUSTEE

By: _____
Douglas Kirby, Senior Vice President

WARNER McNEILLY III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly, III, by Douglas Kirby in his capacity as Senior Vice President of Regions Bank this 19th day of April, 2012.

My Commission Expires SEPT. 8, 2013

_____
Notary Public
My Commission Expires: 9/8/13

WHEREAS, Regions Bank (formerly First American National Bank of Nashville), Trustee of the Douglas W. Binns Trust dated October 16, 1952 (the "Trust"), owns certain real property in Davidson County, Tennessee; and

WHEREAS, the Trust is terminating and is distributing the property to the trust beneficiaries pursuant to the terms of the Trust;

NOW, THEREFORE, pursuant to the terms of the Trust, REGIONS BANK, TRUSTEE OF THE DOUGLAS W. BINNS TRUST DATED OCTOBER 16, 1952, does hereby transfer, convey and quitclaim all of its right title and interest in certain property located in Davidson County Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property") as follows:

A. A one-third (1/3) undivided interest as tenant in common in the Property to LINDA BINNS DISSPAYNE, her heirs and assigns;

B. A one-third (1/3) undivided interest as tenant in common in the Property to TOM DOUGLAS BINNS, his heirs and assigns; and

C. A one-third (1/3) undivided interest as tenant in common in the Property to MARY KATHLEEN BINNS, her heirs and assigns.

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

WITNESS its hand this 19th day of April, 2012.

REGIONS BANK, TRUSTEE

By: _____
Douglas Kirby, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Kirby, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Senior Vice President of REGIONS BANK, the within named bargainor, a corporation, that REGIONS BANK is serving as Trustee of the DOUGLAS W. BINNS TRUST DATED OCTOBER 16, 1952, and that he, as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

WITNESS my hand and seal this 19th day of April, 2012.

_____
Notary Public

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2013

My Commission Expires:

9/8/13

EXHIBIT A

Land in the 4th Civil District of Davidson County, Tennessee, the same known as Clifton on the south bank of Cumberland River lying between the lands of Morgan Hurt and Joe Dodson, and described as follows:

Beginning at a white oak at entrance of land; thence north 193 poles along the line of said Dodson Land to three horn beams; thence north 62° west 57 poles to white oak on a branch; thence with said branch to red oak of Cumberland River; thence in a southwesterly direction with Cumberland River to a corner of Joe Dodson's land, mulberry and sycamore pointers; thence with said Dodson's land, north 79½° east 174½ poles to a stake, 1 pole south of an elm corner; thence north 83° east 81.32 poles to an ash on southeastern corner of original Clifton Tract; thence south 87° east 110 poles to the beginning, containing 293½ acres.

Being the same property conveyed by Douglas W. Binns to First American National Bank of Nashville, Trustee of the Douglas W. Binns Trust dated October 16, 1952 by deed of record in Book 2098, page 161, R.O.D.C.

The property address is 2040 Hickory Hill Lane, Hermitage, Tennessee 37076.