BILL GARRETT, Davidson County
Trans:T20120032332 DEEDQC
Recvd: 05/02/12 16:26 4 pgs
Fees:22.00 Taxes:0.00
20120502-0037839

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
William E. Cobb, as Trustee of the Robert J. Adwell Revocable Trust 3947 Woodlawn Dr. Nashville, TN 37205	Same	Parcel ID 11807008100 & Parcel ID 11807008200 Davidson County

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Robert J. Adwell died testate on February 26, 2012, leaving a Last Will and Testament dated August 29, 2006, which has been probated and is properly recorded in Docket Number 12P414 Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, William E. Cobb is the duly qualified and acting Executor of the Estate of Robert J. Adwell; and

WHEREAS, Robert J. Adwell owned an undivided one-half (50%) interest in the real property described below (the "Property"); and

WHEREAS, the Will directs that the residuary estate of the said Robert J. Adwell, of which the Property is a part, be distributed to the Robert J. Adwell Revocable Trust established on February 25, 2012 (the "Robert J. Adwell Revocable Trust").

NOW, THEREFORE, FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the requirements of the said Will, WILLIAM E. COBB, as EXECUTOR OF THE ESTATE OF ROBERT J. ADWELL, and not further or otherwise, hereby quitclaims and conveys to WILLIAM E. COBB, as TRUSTEE OF THE ROBERT J. ADWELL REVOCABLE TRUST, his successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of his right, title and interest as Executor of the Estate of Robert J. Adwell in and to the real property located in Davidson County, Tennessee, more particularly described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lots Nos. 24 and 10 on the Plan of

Berrywood Subdivision, Section 2, of record in Book 3106, page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 128.6 feet on the westerly margin of Bransford Avenue and runs back between lines measuring 176.1 feet on the northerly side and 152.4 feet on the southerly line, the latter line being a broken line, to a broken line in the rear on which it measures 91.0 feet.

Said Lot No. 10: Beginning with a point in the northerly margin of Berrywood Drive; thence in a northerly direction 150.9 feet to a point; thence in an easterly direction 88.0 feet to a point in the westerly margin of Bransford Avenue; thence along said margin 130.0 feet in a southerly direction to a point which is the beginning of a curve; thence around said curve 39.3 feet in a southwesterly direction to a point in the northerly margin of Berrywood Drive; thence along said margin 96.4 feet in a westerly direction to the point of beginning.

TRACT II

Land in Davidson county, Tennessee, being part of Lot No. 23 on the plan of Berrywood, Section Two, as of record in Book 3106, page 14, Register's Office for said County described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated October 12, 1963 as follows:

Beginning at a point in the westerly margin of Bransford Avenue, said point being the common front corner of Lots Nos. 23 and 24, thence with the line between said lots Nos. 23 and 24, westwardly a distance of 85.0 feet to a point in said line, thence in an eastwardly direction along a straight line a distance of 86.4 feet to a point in the westerly margin of Bransford Avenue, said point being 15 feet northerly from the common front corner of Lots Nos. 23 and 24; thence southwardly with said margin of said Bransford Avenue a distance of 15 feet to the point of beginning.

LESS AND EXCEPT:

Land in Davidson County, Tennessee, being part of Lot No. 24 on the plan of Berrywood, Section Two, as of record in Book 3106, page 14, Register's Office for said County, described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated October 12, 1963, as follows:

Beginning at a point which is the common rear corner of Lots Nos. 23 and 24 on said plan, thence southwardly along the rear line of Lot No. 24, a distance of 15 feet to a point in said line; thence eastwardly a distance of 86.9 feet to a point in the dividing line between Lots Nos. 23 and 24; thence westwardly with the line between said two lots, a distance of 91.1 feet to the point of beginning.

Being the same property conveyed to Martha L. Pohl, a widow, by deed from Briggs Ellison Vester and wife Estelle Hutton Vester, of record in Book 3649, page 297.

Tract II

Being parts of Lots 10, 23, and 24 on the Plan of Berrywood, Section II as of record in Book 3106, page 14, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Berrywood Drive said point being the common line between Lots 10 and 11 on said plan; thence with the easterly boundary of Lot No. 11 northwardly 150.9 feet to a point; thence with the northeasterly boundary of said Lot No. 11 northwestwardly 64.4 feet to the southeast corner of Lot No. 12; thence with the easterly boundary of Lots 12 and 13 northwestwardly 76 feet to Charles P. Covington's southwest corner; thence with Covington's southerly boundary eastwardly 172.9 feet to the westerly margin of Bransford Drive; thence with said margin south 7 degrees 38 minutes west 57 feet to a point; thence south 34 degrees 12 minutes west 266 feet to the point of beginning and containing 0.47 acre, more or less, and being a part of the same properties conveyed to Briggs Ellison Vester and wife, Estelle Hutton Vester by deed from Cumberland Valley Builders, Inc. as of record in Book 3222, page 279 and by Martha L. Pohl, a widow, as of record in Book 3649, page 299, Register's Office for Davidson County, Tennessee.

The above described property was conveyed to the State of Tennessee, by deed from Briggs Ellison Vester and wife Estelle Hutton Vester, of record in Book 4359, page 204, said Register's Office and is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

Being a portion of the same property conveyed to Robert J. Adwell and William E. Cobb by deed of record in Book 7744, page 237, Register's Office of Davidson County, Tennessee.

The descriptions herein are the same as those contained in the prior deed.

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

This is improved property known as 2724 Berrywood Dr., Nashville, TN 37204 and unimproved property known as 2707 Bransford Ave, Nashville, TN 37204.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 20th day of April, 2012.

William E. Cobb

William E. Cobb, as Executor of the Estate of Robert J. Adwell, and not further or otherwise

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, William E. Cobb, the within named bargainor, 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 as the Executor of the Estate of Robert J. Adwell for the purposes therein contained.

WITNESS my hand, at office, this 20th day of April, 2012.

Darlana Lohr
Notary Public

My Commission Expires:

1/6/2015

DARLANA LOHR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
01/06/2015

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

William E. Cobb
William E. Cobb, as Trustee of the Robert J. Adwell Revocable Trust, and not further or otherwise

Subscribed and sworn to before me
this 20th day of April, 2012.

Darlana Lohr
Notary Public

My Commission Expires:

1/6/2015

DARLANA LOHR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
01/06/2015