This Instrument Prepared by and Return To:
Stewart Title of Memphis, Inc.
7842 Farmington Blvd.
Germantown, TN 38138
20127827

BILL GARRETT, Davidson County
Trans:T20120055225 DEEDQC
Recvd: 07/27/12 09:46 3 pgs
Fees:17.00 Taxes:0.00
20120727-0066163

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **John G. Miller,** for and in consideration of the sum of Ten and No/100 Dollars $10.00, cash in hand paid, the receipt of which is hereby acknowledged, does hereby bargain, sell, remise, release and forever quitclaim unto, **John G. Miller and Theresa J. Miller, Trustees, or their Successor under the John G. and Theresa J. Miller Family Trust dated February 27, 2012,** his undivided one half (1/2) interest in and to the following described real estate located in County of Davidson, State of Tennessee, and being more particularly described as follows:

See Exhibit "A" Attached Hereto and Incorporated Herein for Legal Description

Being the same property conveyed to Patrick J. Poe and John G. Miller by Warranty Deed as recorded at Book 8215 Page 77 in the Register's Office of Davidson County, Tennessee.

As a result of the above transfer, title to the subject Property will be held with Patrick J. Poe holding an undivided one half (1/2) interest and John G. Miller and Theresa J. Miller, Trustees, or their Successor under the John G. and Theresa J. Miller Family Trust dated February 27, 2012 holding the other undivided one half (1/2) interest.

THIS QUIT CLAIM DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND PREPAROR MAKES NO WARRANTIES AS TO TITLE.

IN TESTIMONY WHEREOF, I (We) have executed this Instrument this the 18 day of July, 2012.

John G. Miller

John G. Miller

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On this 18 day of July, 2012, before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John G. Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: June.19.2015

YOUNG SHARPE
Commission # 1941599
Notary Public - California
Los Angeles County
My Comm. Expires Jun 19, 2015

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this the 18 day of July, 2012.

Notary Public

My Commission Expires: June.19.2015

YOUNG SHARPE
Commission # 1941599
Notary Public - California
Los Angeles County
My Comm. Expires Jun 19, 2015

Owner & Property Address:
Patrick J. Poe as to an undivided ½ interest and John G. Miller and Theresa J. Miller, Trustees, or their Successor under the John G. and Theresa J. Miller Family Trust dated February 27, 2012 as to the other undivided ½ interest.
2804 Foster Avenue
Nashville, TN 37210

Tax Parcel No.:
11909029400

Mail Tax Notices To:
Patrick J. Poe and John G. Miller and Theresa J. Miller, Trustees under the John G. and Theresa J. Miller Family Trust dated February 27, 2012
2804 Foster Avenue
Nashville, TN 37210

YOUNG SHARPE
Commission # 1941599
Notary Public - California
Los Angeles County
My Comm. Expires Jun 19, 2015

EXHIBIT "A"

A tract of land in the 6th Civil District of Davidson County, Tennessee, being on the east side of Foster Avenue and more particularly described as follows:

Beginning at an iron pin on the east right-of-way of Foster Avenue and the southwest corner of the Goodwill Industry property and proceeding as follows: Around a curve to the left having a radius of 639.1 feet, a distance of 115.0 feet to an iron pin; thence North 87 deg. 08' East a distance of 198.85 feet to an iron pin; thence South 5 deg. 40' West a distance of 126.93 feet to an iron pin in the southerly property line of the Goodwill Industries; thence North 88 deg. 10' West a distance of 158.0 feet to the point of beginning, and containing 0.482 of an acre, more or less, as per survey by Turner Engineering Company dated September 12, 1972.