BILL GARRETT, Davidson County
Trans:T20120061325 DEEDQC
Recvd: 08/16/12 14:40 3 pgs
Fees:17.00 Taxes:0.00
20120816-0073626

OWNER/RESPONSIBLE TAX PAYER:
Robert Kyle Trent, et al
5020 Harpeth Dr.
Brentwood, TN 37027

This instrument prepared by:
Croley, Davidson & Huie, PLLC
800 S. Gay Street, 1500
Knoxville, TN 37929
(121875)

Tax I.D. #135-00-0-253.00

QUIT CLAIM DEED

THIS INDENTURE made this 13th day of August, 2012, between **FIRST TENNESSEE BANK, N.A., a national banking association, as Trustee of the Derward K. Trent QTIP Marital Trust under Will,** First Party, and **ROBERT KYLE TRENT, WALTER F. TRENT and MARY ANN MORRIS,** Second Parties.

WITNESSETH:

THAT the said First Party for and in consideration of One Dollar ($1.00) and other good and valuable consideration to it in hand paid by the said Second Parties, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and quit claimed and does hereby bargain, sell, remise, release and quit claim unto said Second Parties all of First Party's right, title and interest in and to the following described premises, to-wit:

SITUATED in the Second (2nd) Civil District of Davidson County, Tennessee, and being a tract of land located on the northeast side of Murfreesboro Road, generally South of Nashboro Blvd., and more particularly described according to a survey of Kenneth House, dated January 16, 1983, and being more particularly described as follows:

BEGINNING at an iron pin located in the northeast margin of Murfreesboro Road, being South 20 deg. 29 min. East, along Murfreesboro Road, 1155 more or less feet from the intersection of the south radius return of Nashboro Blvd. and Murfreesboro Road; thence with the Murfreesboro East R.O.W. margin, North 20 deg. 29 min. West, 426.32 feet to an iron pin being the.southwest corner of the Mary Ridley property, as of record in Deed Book 3431, page 132, R.O.D.C.; thence leaving Murfeesboro Roads' east margin and with the Ridley boundary line, South 85 deg. 29 min. East, 177.56 feet to an iron pin; thence along Ridley's east line passing through Ridley's northeast corner and along Mary Gill Douglas' east line, as of record in Book 3973, page 835, North 3 deg. 54 min. East, a total distance of 358.24 feet to a point; thence along Douglas' line passing through Douglas' southeast corner and along Mary Douglas' south line as of record in Book 1300, page 580, South 85 deg. 18 min. East, 440.00 feet to a point; thence leaving said Douglas' south line and with a new line, South 4 deg. 42 min. 27 sec. West, 407.29 feet to a point; thence North 85 deg. 17 min. 33 sec. West, 50.00 feet to a point; thence South 4 deg. 42 min. 27 sec. West, 50.00 feet to a point in the beginning of a curve to the right; thence with said curve being a radius of 239.92 feet and a curve distance of 271.39 feet to a point; thence South 73 deg. 48 min. 27 sec. West, 200.56 feet to a point; thence South 69 deg. 31 min. 06 sec. West, 25.00 feet to a point at the beginning of a radius return to the right; thence with said radius return having a radius of 25.00 feet and a curve distance of 39.27 feet to the point of BEGINNING, containing 316,544.52 square feet, 7.27 acres, more or less.

THERE IS SPECIFICALLY LESS AND EXCEPTED from the above described property the following two parcels of property:

(1) That certain property designated as Lot 1, on the Final Plat of Nashboro Square, conveyed to CNL Restaurant Investors Properties, LLC, by deed from Robert Kyle Trent, individually, and First Tennessee Bank, N.A., Trustee of the Derward K. Trent QTIP Marital Trust under Will, dated December 5, 2003, and recorded as Instrument No. 20031117-0167512, in the Register's Office for Davidson County, Tennessee; and

(2) That certain property designated as Lot 2, on the Final Plat of Nashboro Square, conveyed to NENR Murfreesboro Road Partnership, by deed from Robert Kyle Trent, individually, and First Tennessee Bank, N.A., Trustee of the Derward K. Trent QTIP Marital Trust under Will, dated December 5, 2003, and recorded as Instrument No. 20031205-0175406, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO easement set forth in Declaration of Reciprocal Easement, Access and Maintenance Agreement recorded as Instrument No. 20050520-0057418, in the Register's Office for Davidson County, Tennessee.

BEING property conveyed to Derward K. Trent and Fred D. Benton, as tenants in common, each with a ½ interest, by Warranty Deed from American Apartment Management Company, Inc., dated April 1, 1983, and recorded in Book 9642, page 39, in the Register's Office for Davidson County, Tennessee.

See also Quit Claim Deed conveying the interest of Fred D. Benton to Knox Youth Sports, Inc., dated April 12, 1995, and recorded in Book 9650, page 61, in said Register's Office; and Quit Claim Deed from Knox Youth Sports, Inc. to Robert Kyle Trent, dated May 28, 1997, and recorded in Book 10526, page 33, in said Register's Office.

For further reference, see Last Will and Testament of Derward K. Trent probated in Hamblen County, Tennessee.

and all the estate, right, title and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, masculine or feminine gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed by its duly authorized officer(s) the day and year first above written.

FIRST TENNESSEE BANK, N.A.,
Trustee of the Derward K. Trent QTIP Marital Trust under Will

By: David B. Lantz

Its: EVP - Trust

STATE OF TENNESSEE)
) SS:
COUNTY OF Knox)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared David Lantz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the EVP - Trust of **FIRST TENNESSEE BANK N.A.**, the within named bargainor, a national banking association, **as Trustee of the Derward K. Trent QTIP Marital Trust under Will**, and that s(he) as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by him/herself as such Officer.

Witness my hand seal at office in Knox County, this 13th day of August, 2012.

My Commission Expires:
9-30-2015

Notary Public

NANCY C. GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

T:jhunt/QCD/121875

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 0.

AFFIANT David B. Lamb EVP.

Subscribed and sworn to before me this 31st day of August, 2012.

My Commission Expires:
9-30-2015

Notary Public

NANCY C. GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION WHATSOEVER AS TO THE STATUS OF TITLE. THIS DEED WAS PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATIONS WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

T:jhunt/QCD/121875