BILL GARRETT, Davidson County
Trans:T20120070353 DEEDQC
Recvd: 09/18/12 14:08 5 pgs
Fees:27.00 Taxes:0.00
20120918-0084817

This Instrument was prepared by: Patricia P. Kryder and Elizabeth A. Holt, King & Ballow, Attorneys at Law, 315 Union Street, Suite 1100, Nashville, Tennessee 37201 based upon information provided by the Parties. No title opinion requested.

QUITCLAIM DEED

Address New Owner is as Follows:	Send Tax Bills to:	Map Parcel Number:
JAMES THOMAS EDWARDS FAMILY, LLC 706 3rd Avenue South Nashville, TN 37210	SAME	Map 93-11, PAR. Nos. 146, 147 & 148 Map 93-15, PAR. No. 52

FOR AND IN CONSIDERATION of the sum of no dollars and no cents, pursuant to the Last Will and Testament of James Thomas Edwards, Sr., properly probated by the Court in The Estate of James Thomas Edwards, Sr., in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 11P464, ALAN A. EDWARDS, Executor for the Estate of James Thomas Edwards, Sr., deceased, does hereby quitclaim, transfer and convey unto JAMES THOMAS EDWARDS FAMILY, LLC, Grantee, all of the one-half (1/2) undivided interest, right and title in and to the following property of the decedent, James Thomas Edwards, Sr., as herein described and set forth, to wit:

THREE (3) PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE AS DESCRIBED IN EXHIBIT "A" ATTACHED.

Being the same property hereinabove described and set forth conveyed from James T. Edwards and wife, Evelyn Edwards as tenants by entirety to Robert L. Dozier, Trustee for the express purpose of reconveyance to James T. Edwards and Evelyn Edwards as tenants in common. Being the same property hereinabove described and set forth reconveying to James T. Edwards and Evelyn Edwards, Grantees, as tenants in common, their heirs and assigns, a one-half (1/2) undivided interest in each of the said Grantees in the same property hereinabove described and set forth, by deed from Robert L. Dozier, Trustee, dated January 6, 2000, and recorded as Deed Instrument Number 200001060001806 Register's Office for Davidson County, Tennessee.

Subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 17th day of September, 2012.

BY: Alan A Edwards
ALAN A. EDWARDS, as
EXECUTOR FOR THE ESTATE OF
JAMES THOMAS EDWARDS, SR., DECEASED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Celestine M. Cliff, a Notary Public, in and for said County and State, the within-named ALAN A. EDWARDS, Executor for the Estate of JAMES THOMAS EDWARDS, SR., the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the writing instrument for the purposes therein contained.

Witnessed my hand this 17th day of September, 2012.

CELESTINE M. CLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Celestine M. Cliff
NOTARY PUBLIC

MY COMMISSION EXPIRES:
June 21, 2016

My Commission Expires: June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for the transfer is $ 0. This transfer is exempt from transfer privilege taxes pursuant to T.C.A. § 67-4-409(a)(3)(D) as the real estate is being transferred by an executor to implement a testamentary devise.

Alan A Edwards
AFFIANT

Subscribed and Sworn to before me, this the 17th day of September, 2012.

CELESTINE M. CLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: June 21, 2016

Celestine M. Cliff
NOTARY PUBLIC

My Commission Expires: June 21, 2016

EXHIBIT "A"

Three (3) parcels of land in Davidson County, Tennessee described as follows:

PARCEL 1: Consists of four (4) tracts, Map No. 93-11, Parcel Nos. 146 & 147, described as follows:

TRACT NO. 1: Being the northerly ½ of Lot No. 14 on the Map of Campbell's Addition to Nashville, as of record in book "U", pages 682 and 683, of the Register's Office for said County.

Said part of said lot fronts 30 feet on the easterly side of Third Avenue South and runs back between parallel lines 135 feet more or less to an alley.

TRACT NO. 2: Being the southerly ½ of Lot No. 15 on the Map of Campbell's Addition to Nashville, as of record in Book "U", pages 682 and 683, of the Register's Office of said County.

Said part of said lot fronts 30 feet on the easterly side of Third Avenue South and runs back between parallel lines 143-1/2 feet more or less to an alley.

TRACT NO. 3: Being the northerly half of Lot No. 15 in Campbell's Plan of South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for said County.

Said northerly half of Lot No. 15 fronts thirty (30) feet on the easterly side of Third Avenue South, formerly College Street, and running back between parallel lines 143-1/2 feet more or less, to an alley. On the said lot there is a brick and frame dwelling known on the said Third Avenue South by City No. as 704.

TRACT NO. 4: Being the southerly part of Lot No. 16 on the Plan of Campbell's South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for said County, described as follows:

Beginning at the southeast corner of 3rd Avenue South, formerly College Street, and Elm Street, as widened; thence with the easterly margin of said Avenue, Southwardly 46 feet, more or less, to the corner of Lots Nos. 15 and 16; thence with the line between said two lots, eastwardly 143-1/2 feet, to the westerly margin of an alley; thence with said alley, northwardly 46 feet, more or less, to the southerly margin of Elm Street, as widened; thence with said Street, westwardly 143-1/2 feet to the beginning.

Being the same property conveyed to George D. Edwards and wife, Anne Edwards, a one-half (1/2) undivided interest, and to James T. Edwards and wife, Evelyn Edwards, a one-half (1/2) undivided interest, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978 and of Record in Book 5386, page 319, Register's Office for Davidson County, Tennessee. The said George D. Edwards having died on October 18, 1979, his estate having been administered in the Probate Court of Davidson County, Tennessee, Rule No. 68005, and his widow, Anne Edwards having conveyed the one-half (1/2) undivided interest of George D. Edwards and herself to James T. Edwards and wife, Evelyn Edwards by deed dated April 4, 1983 and of record in Book 6032, Page 48, Register's Office for Davidson County, Tennessee.

This is improved and unimproved property, known as 702-706 Third Avenue South, Nashville, Tennessee.

PARCEL 2: Map No. 93-11, Parcel No. 148, described as follows:

Being the southerly half of Lot No. 14 on Campbell's Plan of South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for said County.

Said southerly half of Lot No. 14 fronts 30 feet on the Easterly side of Third Avenue South, formerly College Street, and runs back between parallel lines 143 ½ feet, more or less, to an alley.

Being the same property conveyed to James T. Edwards and wife, Evelyn W. Edwards, by deed from Douglas E. Latham and Estill W. Latham, dated July 12, 1984, of record in Book 6338 Page 377, Register's Office for Davidson County, Tennessee.
This is unimproved property, known as 710 Third Avenue, South, Nashville, Tennessee.

PARCEL 3: Map No. 93-15, Parcel No. 52, described as follows:

Being the west part of Lot No. 11 on the Map of Campbell's South Nashville Plan of Lots of record in Book "U", pages 682 and 683, Register's Office for said county, and described according to a copy of a survey thereof by S.R. Sanford, Jr., Surveyor, September 11, 1946, as follows:

Said part of said lot fronts 61 feet on the easterly side of Third Avenue South and runs back between lines, 115.1 feet on the northerly line and 116 feet on the southerly line, to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to James T. Edwards and wife, Evelyn W. Edwards, by deed from Ash Street Equities, a joint venture consisting of Linda G. Boyd and Bill C. Quick, dated April 24, 1992, of record in Book 8609 Page 837, and re-recorded in Book 8692 Page 121, Register's Office for Davidson County, Tennessee.

This Unimproved Property, known as 718 Third Avenue South, Nashville, Tennessee.

ALL OF THE FOREGOING LEGAL DESCRIPTIONS ARE THE SAME AS APPEARS IN THE PREVIOUS DEEDS AS NOTED.