BILL GARRETT, Davidson County
Trans:T20120070354 DEEDQC
Recvd: 09/18/12 14:10 6 pgs
Fees:32.00 Taxes:0.00
20120918-0084819

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:
ANNE EDWARDS and JAMES THOMAS EDWARDS FAMILY, LLC 706 3rd Avenue South Nashville, TN 37210	SAME	Map 93-11, PAR. Nos. 120, 151, 152 & 150, Map No. 93-15 PAR. Nos. 53, 56 & 57, Map No. 105-3 PAR. No. 258

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 a one-half (1/2) undivided interest in and to the following property of the decedent, James Thomas Edwards Sr., as herein described and set forth, to wit:

SIX (6) PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE AS DESCRIBED IN EXHIBIT "A" ATTACHED.

Being the same one-half (1/2) undivided interest in 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 of said one-half (1/2) undivided interest to James T. Edwards and Evelyn Edwards as tenants in common. Being the same one-half (1/2) undivided interest in 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 a one-half (1/2) undivided interest 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 200001060001807 Register's Office for Davidson County, Tennessee.

Said property is conveyed 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

Celestine M. Cliff
NOTARY PUBLIC

My Commission Expires: June 21, 2016

MY COMMISSION EXPIRES:
June 21, 2016

EXHIBIT "A"

Six (6) parcels of land in Davidson County, Tennessee described as follows:

PARCEL 1: Map No. 93-11, Parcel No. 120

Being in the 2nd, formerly the 13th Ward of City of Nashville, and being the northerly one-half lot no. 27 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, and being Lot "A" on the Plan of the subdivision of said Lot No. 27 as of record in Minute Book "A" page 18, Chancery Court at Nashville.

Said Lot "A" fronts 30 feet on the westerly side of Third Avenue South, formerly College Street, and runs back between parallel lines, 138 feet, more or less, to an alley.

Being a one-half (1/2) undivided interest in the same property Conveyed to George D. Edwards and wife, Anne Edwards, and to James T. Edwards and wife, Evelyn Edwards, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978, and recorded in Book 5386 Page 324, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY, KNOWN AS 705 THIRD AVENUE, SOUTH, NASHVILLE, TENNESSEE.

PARCEL NO. 2: Map No. 93-15, Parcel No. 53

Being the East 20 feet of Lot No. 11 on the map of Campbell's south Nashville plan of lots, as of record in book "U", pages 682 and 683, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 11 fronts 20 feet on the North side of Troost Street and runs back between parallel lines along the West margin of the 1st alley east of Third Ave. South 59½ feet to the south line of Lot No. 12.

Being a one-half (1/2) undivided interest in the same property conveyed to George D. Edwards and wife, Anne Edwards, and to James T. Edwards and wife, Evelyn Edwards, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978, and recorded in Book 5386 Page 317, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 204 Ash Street, Nashville, Tennessee

PARCEL NO. 3: Map 93-11, Parcel Nos. 151 and 152

Being Lot No. 8 and the northern half of Lot No. 9 of Campbell's Plan of Lots in South Nashville, as of record in Book "U", Page 682, Register's Office for said County.

Said Lot No. 8 and part of Lot No. 9 front together 90 feet on the westerly side of Second Avenue South, formerly Market Street, and run back between parallel lines 143½ feet to an alley in the rear.

Being a one-half (1/2) undivided interest in the same property conveyed to George D. Edwards and wife, Anne Edwards, and to James T. Edwards and wife, Evelyn Edwards, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978, and recorded in Book 5386 Page 311, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 713, 715, 717 & 719 Second Avenue South, Nashville, Tennessee.

PARCEL NO. 4: Consists of three (3) tracts, Map No. 93-11 Parcel No. 150 and Map No. 93-15, Parcel No. 56, described as follows:
TRACT ONE: A certain lot situated on the Northwest corner of South Market and Ash Streets being part of Lot 10, in Campbell's Plan. The said lot fronts twenty-nine feet (29 feet, 9 inches), and nine inches on South Market Street, and runs back between parallel lines fifty (50) feet westwardly, along Ash Street.

TRACT TWO: A part of said lot ten (10) in Campbell's plan of South Nashville lots, being the North one-half of said lot 10, fronting twenty-nine feet nine inches (29-3/4 feet) on the Westerly side of South Market Street, running back westerly between parallel lines one hundred and forty-three and one half feet (143 1/2 feet) to an alley.

TRACT THREE: The Southern one-half of Lot No. Nine (9) in said Campbell's plan of South Nashville lots. Said Southern one-half of said Lot 9 fronts thirty (30) feet on the Western side of South Market Street, and runs back between parallel lines westerly one-hundred forty-three and one-half (143 ½) feet to an alley and is bounded on the south by Lot No. 10 in said Campbell's plan.

Being a one-half (1/2) undivided interest in the same property conveyed to George D. Edwards and wife, Anne Edwards, and to James T. Edwards and wife, Evelyn Edwards, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978, and recorded in Book 5386 Page 315, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 721-723 Second Avenue South, Nashville, Tennessee

PARCEL 5: Map No. 93-15, Parcel No. 57, Being a certain lot on Ash Street in Nashville, Tennessee, being part of Lot 10 in Campbell's Plan of South Nashville lots, of record in Book "U", page 632,Register's Office for said County, described as follows:

Beginning at a point on the northerly side of Ash Street, said point being 50 feet west of the westerly margin of Second Ave. South, formerly South Market Street, and also being the southwest corner of the property described as Tract First in the deed of S. E. Baugh White, et al, to Lemuel R. Campbell, of record in Book 410, page 285, Register's Office for said County, from said beginning point; thence with the northerly margin of Ash Street, westerly 93 ½ feet more or less, to the easterly margin of an alley; thence with said margin of said alley, northerly 29 ¾ feet to the southwesterly corner of the tract of land described as Tract Second in the deed of S. E. Baugh White to Lemuel R. Campbell, as aforesaid; thence with the southerly line of said Tract Second, easterly 93 ½ feet more or less to the westerly boundary of the said Tract First, as described in said deed of White to Campbell, as aforesaid; thence, with the westerly line of said Tract First, 29 ¾ feet to the point of beginning.

Being a one-half (1/2) undivided interest in the same property conveyed to George D. Edwards and wife, Anne Edwards, and to James T. Edwards and wife, Evelyn Edwards, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978, and recorded in Book 5386 Page 313, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Ash Street, Nashville, Tennessee.

PARCEL 6: Map No. 105-3, Parcel No. 258, Being part of Lot No. 26 in John Nelson's Addition to Nashville, Tennessee, a plan of which is recorded in Book No. 2 page 182.

Lying on the west side of South Market Street, now 2nd Ave. South, beginning at a point in the western margin of said Street 232 feet north of the southeast corner of Lot No. 27, extending thence northwardly along the western margin of said street 35 feet; thence at right angles westwardly 137 feet, more or less, to the eastern margin of an alley; thence along the eastern margin of said alley, southwardly 35 feet; thence eastwardly 137 feet, more or less, to the beginning.

Being a one-half (1/2) undivided interest in the same property conveyed to George D. Edwards and wife, Anne Edwards, and to James T. Edwards and wife, Evelyn Edwards, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978, and recorded in Book 5386 Page 322, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 1233 Second Ave., South, Nashville, Tennessee.

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