BILL GARRETT, Davidson County
Trans:T20120071317 DEEDQC
Recvd: 09/21/12 11:22 4 pgs
Fees:22.00 Taxes:0.00
20120921-0086023

Box 44

THIS INSTRUMENT PREPARED BY:
GEORGE G. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Affiant

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

Notary Public

My commission expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel Number:
Thomas and Mamie Houser Charitable Foundation 5617 Hillsboro Pike Nashville, TN 37215	SAME	116-15.00

QUITCLAIM DEED

BE IT KNOWN that **THOMAS B. HOUSER AND WIFE, MAMIE S. HOUSER**, acquired the subject property on October 28, 1947, by deed of record in Book 1538, page 177, Register's Office for Davidson County, Tennessee, wherein ownership of said property remained. For the purposes of estate planning, **THOMAS B. HOUSER AND MAMIE S. HOUSER** created the **HOUSER REVOCABLE LIVING TRUST** dated July 8, 2003, naming themselves as the initial Trustors and Trustees, and naming **C. NORRIS NIELSEN AND BRITTON H. NIELSEN**, as Successor Co-Trustees of said Trust. **MAMIE**

S. HOUSER died on April 11, 2011, thus leaving **THOMAS BL. HOUSER**, as the surviving owner of the subject property. **THOMAS B. HOUSER** died on November 13, 2011. On February 16, 2012, a Petition for Muniment of Title was filed in the Seventh Circuit court for Davidson County, Tennessee, Docket No. 12P-265, to establish the HOUSER REVOCABLE LIVING TRUST dated July 8, 2003, as the owner of this property. Pursuant to the Order for Probate Only Establishing Muniment of Title on February 16, 2012 in the Seventh Circuit Court for Davidson County, Tennessee, Docket 12P-265, the owner of the subject property is the **HOUSER REVOCABLE LIVING TRUST** dated July 8, 2003.

THEREFORE, FOR $0 CONSIDERATION, WE, C. NORRIS NIELSEN AND BRITTON H. NIELSEN, AS CO-TRUSTEES OF THE HOUSER REVOCABLE LIVING TRUST dated July 8, 2003, for the express purpose of complying with the express terms of the **HOUSER REVOCABLE LIVING TRUST** dated July 8, 2003, hereby quitclaim and convey all right, title and interest in the following described real estate in Davidson County, Tennessee, to the **THOMAS AND MAMIE HOUSER CHARITABLE FOUNDATION,** a Tennessee not for profit corporation:

Land in Davidson County, Tennessee, being the north part of Lot 4 of Block 6 of the Map of Royal Oaks Land Company's Subdivision of the Baker Tract as shown on a part of the Resubdivision of the same recorded in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said part of said Lot 4 fronts 125 feet on the westerly side of Westview Avenue and runs back 237 feet, ten inches, on the north line with the south line of Lot 5, and 237 feet, ten inches, on the north line with the south line of Lot 5, and 237 feet, ten inches, more or less on the south line to the east line of Lot 2, Block 6, on which it measures 100 feet.

Being the same property conveyed to Thomas B. Houser and wife, Mamie S. Houser by deed from Sidney Tompkins, Jr. and wife, Jane Mason Tompkins, of record in Book 1538, page 177, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTIONS, BUT SPECIFICALLY EXCLUDED THEREFROM, IS THE FOLLOWING PROPERTY CONVEYED BY THOMAS B. HOUSER AND WIFE, MAMIE S. HOUSER TO CHARLES F. ZEHNDER, JR., AND WIFE, CATHERINE PATTERSON ZEHNDER, OF RECORD IN BOOK 1537, PAGE 517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:

Being part of the northerly part of Lot No. 3 of Block 6, Royal Oaks Subdivision, of record in Book 974, pages 4 & 5, Register's Office for said County, and described as follows:

Beginning at a stake in the westerly margin of West View Avenue, 125 feet north of the northwest corner of said Avenue and Glen Eden Drive; thence northerly along the westerly margin of West View Avenue, 75 feet to the southeast corner of Lot No. 4, Block 6; thence westerly 243 feet, more or less, to a point in the easterly line of Lot No. 2, Block 6, which point is 123 feet north of the northerly margin of Glen Eden Drive; thence southerly along the easterly line of Lot No. 2, 75 feet; thence easterly 243 feet to the point of beginning.

The purpose of this quitclaim deed is to convey any interest in the triangular property inadvertently omitted from the Quitclaim Deed of record at Instrument No. 20120306-0019675, Register's Office for Davidson County, Tennessee.

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

WITNESS our hands this 20th day of September, 2012.

C. Norris Nielsen Co-Trustee

C. Norris Nielsen, Co-Trustee

Britton H. Nielsen Co-Trustee

Britton H. Nielsen, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **C. NORRIS NIELSEN, CO-TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRITTON H. NIELSEN, CO-TRUSTEE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015