BILL GARRETT, Davidson County
Trans:T20120072191 DEEDQC
Recvd: 09/25/12 12:06 4 pgs
Fees:22.00 Taxes:0.00
20120925-0087110

This Instrument Prepared By:
Angus Gillis, III, Attorney
SCHULMAN, LeROY & BENNETT, P.C.
PO Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Donald R. Doris	Same	MAP 118-07-0
637 West Iris Drive.		PARCEL 012.00
Nashville, TN		

STATE OF Tennessee
COUNTY OF Davidson

There is no monetary consideration for this transfer.

Donald R Dorris
Affiant

SWORN TO AND SUBSCRIBED before me this 17th day of September 2012.

CHERI THOMPSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Cheri Thompson
Notary Public

Commission Expires: 3/8/2016

This instrument is made and entered into on this the 31st day of August, 2012 by and between The Ernest J. W. Brach and Norma Lind Brach Joint Revocable Living Trust (hereinafter the "Trust") created by The Ernest J. W. Brach and Norma Lind Brach Joint Revocable Living Trust Agreement created January 14, 1993 and amended October 14, 2010 (hereinafter the "Grantor") and Donald R. Dorris, (hereinafter "Grantee").

WITNESSETH

I, Ernest William Brach, in my capacity as the Successor Trustee, acting by and for the Trust, do hereby quit claim unto, Donald R. Dorris, all of the right, title, and interest of the "Trust" in and to the following described real estate, situated in the County of Davidson and State of Tennessee to

wit:

Being part of Lot No. 52 on the Map of Berrywood Subdivision, as of record in Book 1835, page 24, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southwesterly margin of Larmon Avenue, at the corner of Lots 51 and 52; thence with the line between said lots, southwesterly 446.5 feet to a point; thence South 10 degrees 07 minutes, East 310 feet to a point in a fence line; thence North 89 degrees 58 minutes East, 158.6 feet to a fence post; thence North 4 degrees 35 minutes East 428.3 feet to a point; thence North 89 degrees 40 minutes East 30 feet to the corner of Lots 52 and 53; thence with the line between said Lots, northeasterly 199.1 feet to the southwesterly margin of Larmon Avenue; thence with the margin of same, northwesterly around a slight curve, 61 feet to the point of beginning. Being the same property conveyed to Ernest J. W. Brach and wife, Norma L. Brach by Oakhill Homes, Inc., a Tennessee corporation, by Warranty Deed of record in Deed Book 1974, page 443, Register's Office for Davidson County, Tennessee,

Included in the foregoing description but specifically excluded from this conveyance is 2.4 acres of said property conveyed to the State of Tennessee by Ernest J. W. Brach and wife, Norma L. Brach by Warranty Deed of record in Book 4445, page 100, Register's Office for said County and State. The property conveyed to the State of Tennessee is more particularly described as follows:

Being part of Lot No. 52 on the map of Berrywood Subdivision as of record in Book 1835, page 24, Register's Office Davidson County, Tennessee. Beginning at a point in the southwesterly margin of Larmon Avenue said point being the common corner of Lots 52 and 53 of said map; thence with the common line between said lots southwesterly 199.1 feet to a point; thence south 89 degrees 40 minutes west 30 feet to a point; thence south 4 degrees 35 minutes west 320 feet to a point; thence southwesterly 136.5 feet to a point on the northerly margin of a 25 foot right of way (a part of Maryland Avenue unimproved); thence with said right of way south 89 degrees 58 minutes west 83.6 feet to a point; thence north 10 degrees 07 minutes west 310 feet to the southwest corner of Lot No. 51 on said plan; thence with the common line between Lots 51 and 52 on said plan northeasterly 446.5 to a point in the southwesterly margin of Larmon Avenue; thence southeasterly along a curved line being the south westerly margin of Larmon Avenue 61 feet to the point of beginning and containing 2.40 acres and being part of the same property conveyed to Ernest J, W. Brach and wife, Norma L, Brach by deed from Oak Hill Homes Inc. as of record in Book 1974, page 443, Register's Office Davidson County,

Tennessee. The property being conveyed contains approximately .09 acres.

Being the same property conveyed to Ernest J. W. Brach and wife, Norma Lind Brach, Trustees, by Quit Claim Deed from Ernest J. W. Brach and wife, Norma Lind Brach, individually of Record in Book 8844, Page 339 of the Register's Office for Davidson County, Tennessee. Ernest J. W. Brach and Norma Lind Brach were trustees for the "Trust." Ernest J. W. Brach is now deceased. Norma Lind Brach became the sole trustee on the death of Ernest J. W. Brach. Norma Lind Brach is no longer competent to act and the authority to act for the Trust is vested in Ernest William Brach as Successor Trustee. Ernest William Brach was made the Successor Trustee by a document titled "Amendment to the Ernest J. W. Brach and Norma Lind Brach Joint Revocable Living Trust Agreement" which was executed on October 14, 2010.

This is unimproved property which is part of Lot 52, Berrywood Subdivision, Nashville, Tennessee. The property is landlocked and therefore has no street address.

The Grantor makes no warranty of title of any nature and makes no warranty as to the amount of acreage contained in the property being conveyed. This conveyance is subject to all real property taxes, all liens and encumbrances affecting the property, all easements affecting the property, and any and all other matters affecting title to the property regardless of whether said matters are of record.

In testimony whereof, the Grantor has affirmed his signature on the day and date first above written.

The Ernest J. W. Brach and Norma Lind Brach
Joint Revocable Living Trust Agreement

By: Ernest William Brach

Ernest William Brach
Successor Trustee

State of MARYLAND
County of MONTGOMERY

Personally appeared before me SANDRA DEABREU, a Notary Public, the undersigned, Ernest William Brach, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Successor Trustee and is authorized in such capacity to execute this instrument on behalf of The Ernest J. W. Brach and Norma Lind Brach Joint Revocable Living Trust.

Witness my hand and seal, at office, this 31st day of August, 2012.

Notary Public

SANDRA A. DeABREU NOTARY PUBLIC PRINCE GEORGE'S CO.

Commission Expires:

Sandra DeAbreu
NOTARY PUBLIC
Prince George's County, Maryland
My Commission Expires 1/21/2015