This Instrument Prepared By:
Sherrard & Roe PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 10/04/12 11:50 3 pgs
Fees:17.00 Taxes:0.00
20121004-0091021

QUITCLAIM DEED

Address New Owners:
Wallace Edwards, Jr. and
Sherian A. Reynolds
3904 Abbott Martin Road
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
116-12-0-008.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Wallace Edwards, Jr., Trustee of the Wallace Edwards, Jr. Revocable Residence Trust dated October 16, 2009 (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's right, title and interest in and to the following described property to Wallace Edwards, Jr. and Sherian A. Reynolds (the "Grantees"), as joint tenants with right of survivorship, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

> Land in the 7th Civil District of Davidson County, Tennessee being part of an unnumbered tract shown on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as record in Book 421, Pages 102 and 103, Register's Office for said County, lying north of Abbott-Martin Road, and shown on an unregistered copy of a survey made of part of said tract, by Norris H. Hickerson, Surveyor, July 2, 1951, as follows:
>
> Beginning at a point at an iron pin in the northerly margin of Abbott-Martin Road, 523 feet more or less east of the easterly margin of Walnut Drive, being 200 feet east of the southeast corner of the property conveyed to Maxwell G. Horkins and wife, by deed from Royal Oaks Land Company, as of record in Book 1300, Page 470, Register's Office; thence North 3 degrees 45 minutes East 255.7 feet to an old wire fence in the south line of the Woodmont Country Club Property; thence along said fence, South 87 degrees 30 minutes East 100 feet to a concrete monument; thence South 3 degrees 45 minutes West 259.4 feet to a monument in the northerly margin of Abbott-Martin Road; thence with the margin of same North 85 degrees 15 minutes West 100 feet to the point of beginning.
>
> Being the same property conveyed to Wallace Edwards, Jr., Trustee of the Wallace Edwards, Jr. Revocable Residence Trust dated October 16, 2009, by Quitclaim Deed from Wallace Edwards, Jr. of record as Instrument Number 20091019-0096444 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3904 Abbott Martin Road, Nashville, Tennessee 37215.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 4th day of October, 2012.

WALLACE EDWARDS, JR. REVOCABLE RESIDENCE TRUST DATED OCTOBER 16, 2009

BY: Wallace Edwards, Jr.
Wallace Edwards, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Wallace Edwards, Jr., who upon oath acknowledged that he is the Trustee of the Wallace Edwards, Jr. Revocable Residence Trust dated October 16, 2009, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of October, 2012.

Dianne Renee Brunett
Notary Public

My Commission Expires: 6/21/16

DIANNE RENEE BRUNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dianne Renee Brunett
My Commission Expires
June 21, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00).

Carla L Lovell
Affiant

Subscribed and sworn to before me this 4th day of October, 2012.

Dianne Renee Brunett
Notary Public

My Commission Expires: 6/21/16

DIANNE RENEE BRUNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dianne Renee Brunett
My Commission Expires
June 21, 2016
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of October, 2012.

Notary Public

My Commission Expires: 6/21/16

DIANNE RENEE BRUNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dianne Renee Brunett
My Commission Expires
June 21, 2016
STATE OF TENNESSEE