BILL GARRETT, Davidson County
Trans:T20120076035 DEEDQC
Recvd: 10/08/12 08:42 6 pgs
Fees:32.00 Taxes:0.00
20121008-0091735

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14
24369-8

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Christy W. Ivey, Trustee of the WJM Trust U/A/D October 5, 2012 104 Woodmont Blvd, Ste 100 Nashville, TN 37205	New Owner	Map 144-00-0 Parcel 069-00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollas, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Elizabeth Clark Rose Bivens, Anthony A. Rose, Jr., Miriam Michael Rose, and James Hunter Atkins, Sr., Trustee of the Mirita Johnston Rose Residuary Trust, for the benefit of Anthony Allen Rose, Jr., James Hunter Atkins, Sr., Trustee of the Mirita Johntson Rose Residuary Trust, for the benefit of Elizabeth Clark Rose, and James Hunter Atkins, Sr., Trustee of the Marita Johnston Rose Residuary Trust, for the benefit of Miriam Michael Rose, hereinafter collectively called the Grantors, have bargained and sold, and by these presents does transfer and convey unto Christy W. Ivey, Trustee of the WJM Trust U/A/D October 5, 2012, hereinafter called the Grantee, her successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the City of Forest Hills, Davidson County, Tennessee, and being more particularly described according to a boundary survey by Turner Engineering Co., Inc., dated September 5, 1985, as follows:

Beginning at an old iron pin in concrete, said iron pin being the Northwest corner of property conveyed to Henry Pendergrass and wife, Carol D. Pendergrass, by deed of record in Book 5040, page 280, Register's Office for Davidson County, Tennessee; thence, North 11° 37' 04" West 58.77 feet to a concrete monument; thence, North 11°49'06" West 0.96 feet to a point; thence, with an existing fence the following calls and distances: South 87°45'16" East 87.26 feet to a point; thence, North 13°50'30" East 9.9 feet to a point; thence, North 26°33'29" East 10.03 feet to a point; thence, North 37°09'26" East 10.59 feet to a point; thence, North 62°38'57" East 9.83 feet to a point; thence, South 85°09'12" East 8.43 feet to a point; thence, South 55°39'26" East 9.9 feet to a point; thence, South 48° 16'10" East 10.07 feet to a point; thence, South 33°48'00" East 10.18 feet to a point; thence, South 27°19'42" East 10.07 feet to a point; thence, South 13°51'46" East 9.89 feet to a point; thence, South 9°09'23" East 10.17 feet to a point; thence, South 4°50'04" East 9.83 feet to a point; thence, South 8°22'38" East 9.70 feet to a point; thence, North 88°20'06" East 46.22 feet to a point; thence, North 3°46'43" West 9.91 feet to a point; thence, South 87°48'10" East 30.56 feet to a point; thence, South 83°26'07" East 87.11 feet to a point in the terminus of a private drive; thence, with the margin of said private drive in a southwesterly direction with a curve having a radius of 50 feet and an internal angle of 25°40'31", a distance of 22.41 feet to an old iron pin; thence, North 89°10'20" West 294.98 feet to the point of beginning, containing 13,351 square feet more or less.

Being the same property conveyed to Rita Rose-Blackburn by Quitclaim Deed of record in Book 9568, page 21, Register's Office for Davidson County, Tennessee. The said Rita Rose-Blackburn later divorced and became known as Mirita Johnston Rose.

The said property was further conveyed by Quitclaim Deeds conveying varying interest from Mirita Johnston Rose, an unmarried person, to Elizabeth Clark Rose, a 3.33% interest, of

record in Instrument No. 20060301-0023313, a 1% interest in Instrument No. 20060301-0023317, a 1% interest in Instrument No. 20060301-0023320, and a 1% interest in Instrument No. 20070108-0003076; to Anthony A. Rose, Jr., a 3.33% interest of record in Instrument No. 20060301-0023314, a 1% interest in Instrument No. 20060301-0023318, a 1% interest in Instrument No. 20060301-0023321, and a 1% interest in Instrument No. 20070108-0003077; to Miriam Michael Rose, a 3.33% interest of record in Instrument No. 20060301-0023315, a 1% interest in Instrument No. 20060301-0023319, a 1% interest in Instrument No. 20060301-0023322, and a 1% interest in Instrument No. 20070108-0003078, Register's Office of Davidson County, Tennessee. The conveyances described in this paragraph collectively conveyed an 18.99% interest.

The said Mirita Johnston Rose died on July 11, 2007 still owning an 81.01% interest (the "Remaining Interest"). The Last Will and Testament of Mirita Johnston Rose was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 07P-1106. A copy of said Will appears of record as Instrument No. 20070925-0114420, said Register's Office, and the Order Admitting Will to Probate appears of record as Instrument No. 20070925-0114419, Register's Office of Davidson County, Tennessee.

Pursuant to the said Will, the Remaining Interest was devised in trust to James Hunter Atkins, Sr. for the benefit of each of the deceased's surviving children. Such devise was confirmed by Executor's Quitclaim Deeds from Anthony Allen Rose, Sr., Executor of the Estate of Mirita Johnston Rose, deceased, to James Hunter Adkins, Sr., Trustee of The Mirita Johnston Rose Residuary Trust, for the benefit of Anthony Allen Rose, Jr., as to a 1/3 interest in the Remaining Interest, of record as Instrument No. 20070925-0114421, and to James Hunter Adkins, Sr. Trustee of the Mirita Johnston Rose Residuary Trust, for the benefit of Elizabeth Clark Rose, as to a 1/3 interest in the Remaining Interest, of record as Instrument No. 20070925-0114422, and to James Hunter Adkins, Sr. Trustee of the Mirita Johnston Rose Residuary Trust, for the benefit of Miriam Michael Rose, as to a 1/3 interest in the Remaining Interest, of record in Instrument No. 20070925-0114423, Register's Office of Davidson County, Tennessee.

On prior recorded deeds James Hunter Atkins, Sr., was shown incorrectely as James Hunter Adkins, Sr.

Being improved property known as 6207 Hillsboro Pike, Nashville, Tennessee 37215.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5th day of October, 2012.

Elizabeth Clark Rose Bivens

Elizabeth Clark Rose Bivens, Individually

Elizabeth Clark Rose Bivens Trustee

Elizabeth Clark Rose Bivens, Co-Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Elizabeth Clark Rose

James Hunter Atkins, Sr., Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Elizabeth Clark Rose

Anthony A. Rose, Jr.

Anthony A. Rose, Jr., Individually

Anthony A. Rose, Co-Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Anthony A. Rose

James Hunter Atkins, Sr., Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Anthony A. Rose

Miriam Michael Rose, Individually

Miriam Michael Rose, Co-Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Miriam Michael Rose

James Hunter Atkins, Sr., Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Miriam Michael Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Clark Rose Bivens, Anthony A. Rose, Jr., and Miriam Michael Rose, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Clark Rose Bivens, Co-Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Elizabeth Clark Rose, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Hunter Atkins, Sr., Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Elizabeth Clark Rose, the 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, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony A. Rose, Co-Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Anthony A. Rose, the 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, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Hunter Atkins, Sr., Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Anthony A. Rose, the 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, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miriam Michael Rose, Co-Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Miriam Michael Rose, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Hunter Atkins, Sr., Trustee of the Mirita Johnston Rose Residuary Trust for the benefit of Miriam Michael Rose, the 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, at office in Nashville, Tennessee, this 5th day of October, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this
5th day of October, 2012.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/24/13