This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
49 Music Square West, Suite 600
Nashville, Tennessee 37203

From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

BILL GARRETT, Davidson County
Trans:T20120097594 DEEDQC
Recvd: 12/20/12 15:26 2 pgs
Fees:12.00 Taxes:0.00
20121220-0117610

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL NO.
FRANCES CALDWELL JACKSON 2012 IRREVOCABLE TRUST Harold Edward Jackson, Jr., Co-Trustee H. Edward Jackson, III, Co- Trustee Kathleen Jackson Estes, Co- Trustee Frances Jackson Ambrose, Co-Trustee 5106 Annesway Drive Nashville, TN	SunTrust Bank P.O. Box 305110-MC6500 Nashville, TN 37230-5110	92-12-0 493.00

For love and affection and no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, I, **FRANCES CALDWELL JACKSON**, hereinafter called the Grantor, by these presents do quitclaim and convey unto **HAROLD EDWARD JACKSON, JR., H. EDWARD JACKSON, III, KATHLEEN JACKSON ESTES, and FRANCES JACKSON AMBROSE, CO-TRUSTEES of the FRANCES CALDWELL JACKSON 2012 IRREVOCABLE TRUST u/a dated DECEMBER 6, 2012**, hereinafter called the Grantee, its heirs and its assigns, all of Grantor's right, title and interest (being a one-third (1/3) undivided interest) in and to the following property located in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly part of Lot No. 2 and all of Lots Nos. 3 and 4 on the plan of Adams' Subdivision of Lot No. 222 in McNairy's West Nashville Lots, as of record in Book 57, page 36, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Broadway, formerly Broad Street, at the northwest corner of the property conveyed to A.G. Adams, Jr. by deed from A.G. Adams, Sr., of record in Book 110, Page 96, said Register's Office; thence with the southerly margin of Broadway, westwardly 131 feet 6 inches to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, southwardly 125 feet 9 inches to the northerly margin of an alley; thence with said alley, eastwardly 104 feet 9 inches to the southwest corner of

said Adams' property; thence with the westerly line of same, northwardly 146 feet, more or less, to the beginning.

This is improved property known as 1607 Broadway, Nashville, Tennessee.

Being the same property an interest in which was conveyed to Grantor herein by Deed of record in Book 9270, Page 167, Register's Office for Davidson County, Tennessee. Further being the same property in which an interest passed to Grantor herein by reason of the death of May Caldwell Brown on August 10, 1995 (Davidson County, Tennessee Probate Court, Docket No. 95P1429).

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 6th day of December, 2012.

Frances Caldwell Jackson
FRANCES CALDWELL JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Frances Caldwell Jackson,** Grantor, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 6th day of December, 2012.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Harold Edward Jackson, Jr., Co-Trustee, Affiant

Subscribed and sworn to before me, this
the 6th day of December, 2012.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013