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 15:27 2 pgs
Fees:12.00 Taxes:0.00
20121220-0117611

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 37205	SunTrust Bank P.O. Box 305110-MC6500 Nashville, TN 37230-5110	Map 92-12 Parcel 485

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:

Land in Davidson County, Tennessee, being part of Lot No. 135 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of West End Avenue, said point being the Northwest corner of an intersection between West End Avenue and 17th Avenue North; thence running westwardly, with the northerly margin of West End Avenue, 183 feet to a point; thence northwardly 160 feet to the southerly margin of an alley; thence with said margin of alley, eastwardly 183 feet to a point in the westerly margin of 17th Avenue North; thence with same 160 feet to the point of beginning.

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

Being the same property an interest in which was conveyed to Grantor herein by Deed of record in Book 9270, Page 165 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).

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

unimproved ( )
This is improved (X) property, known as 1702 West End Avenue, Nashville, TN

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