BILL GARRETT, Davidson County
Trans:T20130027881 DEEDQC
Recvd: 04/05/13 14:03 2 pgs
Fees:12.00 Taxes:0.00
20130405-0033908

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

CRT File No. 13030076

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

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

Affiant

Subscribed and sworn to before me, this 5 day of April 2013.

Notary Public

My Commission Expires: 10/18/16

DEVON J. SUTHERLAND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Arch Dillingham 313 54th Avenue North Nashville TN 37209	New Owner	09114024200 09114022600

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Robert Arch Dillingham and Julia A. Dillingham as Trustees of the Armstrong Revocable Living Trust** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey **Robert Arch Dillingham** his heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Parcel 1: Land situated in the Eighth Civil District of Davidson County, Tennessee, beginning on the Westerly margin of Richland Avenue at Walp's Northeast corner and running thence with the Westerly margin of said avenue North 14 3/4 deg. West 100 feet; thence about South 75 deg. West 775 feet to the center of Richland Creek; thence up the center of said creek, South 14 3/4 deg. East 100 feet to said Walp's Northwest corner; thence with Walp's Northerly line, North 74 1/2 deg. East 775 feet to the beginning.

Included in the above description, but specifically excluded therefrom are the following tracts of land:

Tract 1: Situated in the Eighth Civil District of Davidson County, Tennessee, beginning on the Westerly margin of Fifty-fourth Avenue North (formerly Richland Avenue) at Walp's (now Bledsoe's) Northeast corner and running thence with the Westerly margin of said avenue North 14 3/4 deg. West 50 feet; thence about South 75 deg. West 200 feet; South 14 3/4 deg. East 50 feet to said Walp's (now Bledsoe's) Northwest corner; thence with Walp's (now Bledsoe's) Northerly line North 74 1/2 deg. East 200 feet to the beginning.

Tract 2: Land in the 5th Ward of the City of Nashville, Davidson County, Tennessee, beginning on the Westerly margin of 54th Avenue North, formerly Richland Avenue on the Northeast corner of the property conveyed to James H. Cartwright and wife, by Deed from G.M. Craddock and wife, of record in Book 1517, Page 36, Register's Office for said County; thence with said avenue Northwardly 50 feet; thence South 74 1/2 deg. West 200 feet; thence Southwardly 50 feet to the Northwest corner of said Cartwright property; thence with the Northerly line of said Cartwright property Eastwardly 200 feet to the beginning.

Parcel 2: Land being in the 12th Ward of Davidson County, Tennessee, Beginning on the Westerly margin of 54th Avenue North, formerly Richland Avenue, at Walp's (Now Bledsoe's) Northeast corner and running thence with the Westerly margin of said Avenue North 14 3/4 deg. West 50 feet; thence about South 75 deg. West 200 feet; thence South 14 3/4 deg. East 50 feet to said Walp's Northwest corner; thence with Walp's Northerly line, North 74 1/2 deg. East 200 feet to the beginning.

Being the same property **erroneously** conveyed by Quitclaim Deed from Julia A. Dillingham to Robert Arch Dillingham as recorded on the 8th day of February, 2001 in Instrument No. 20010208-0012451; Quitclaim Deed from Elsie Armstrong to Elsie D. Armstrong, Julia A. Dillingham, and Robert Arch Dillingham, Trustees U/A/D September 3, 1997 of the Armstrong Revocable Living Trust Agreement and any Successors in Trust as recorded on the 16th day of September, 1997 in Deed Book 10609, Page 568; Warranty Deed from Josh W. Armstrong and wife, Elsie Armstrong to W. E. Coltharp, Don Jacobs and Terry D. Hudson as recorded on the 17th day of December, 1965 in Deed Book 3969, Page 953 and Warranty Deed from Georgia Craddock Cartwright to Elsie Armstrong as recorded on the 30th day of March, 1982 in Deed Book 5867, Page 251, in the Register's Office of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This is improved property located at 0 54th Ave & 313 54Th Ave N Nashville, TN 37209.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2013.

Robert Arch Dillingham, Trustee

Julia A. Dillingham, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Arch Dillingham and Julia A. Dillingham, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that Robert Arch Dillingham and Julia A. Dillingham are trustees of The Armstrong Revocable Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 2nd day of April 2013.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014