BILL GARRETT, Davidson County
Trans:T20130031898 DEEDQC
Recvd: 04/18/13 11:40 3 pgs
Fees:17.00 Taxes:0.00
20130418-0038652

This Instrument Prepared By:
Wm. Lee Horn, Esq.
BAYDOUN & KNIGHT, PLLC
424 Church Street, Suite 2650
Nashville, Tennessee 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Harold Suiter, *et al* 1352 Pilgrim Drive Madison, Tennessee 37115	Harold Suiter 1352 Pilgrim Drive Madison, Tennessee 37115	Map 42-7-A Parcel 139.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **SunTrust Bank, Trustee of the Melba S. Powers Revocable Management Trust** dated February 23, 1996, as amended, restated and revised July 12, 2006, as amended, (herein the "Grantor") by these presents does hereby transfer, distribute and convey unto **Harold Suiter and Sheryl J. Suiter** for the lifetime of the survivor of them, or until the termination of the life interests as set forth hereinbelow, if sooner, and thereafter in fee simple to **Neely's Bend Church of Christ,** or its successor, (herein collectively the "Grantee") all of the right, title and interest of said Trust in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 431 on the Plan of Heritage Square, Phase Four, of record in Plat Book 6250, Page 178, Register's Office for Davidson County, Tennessee to which Plan reference is here made for a more complete description of said lot.
>
> Being the same property conveyed to John T. Powers and wife, Melba S. Powers, by Deed from Becky Boothe, an unmarried person, of record in Book 8792, Page 662, Register's Office for Davidson County, Tennessee, and thereafter said John T. Powers died, thus leaving the sole ownership of the property by survivorship in Melba S. Powers, who later transferred said property (along with other real property) by Quitclaim Deed to Melba S. Powers, Trustee of the Melba S. Powers Revocable Management Trust dated February 23, 1996, dated April 12, 1996 of record in Book 10018, Page 527, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 1352 Pilgrim Drive, Madison, Tennessee 37115.

This conveyance is made subject to rights of way, easements, restrictions and reservations of record as located, and ad valorem taxes for the 2013 year.

TO HAVE AND TO HOLD TO SAID GRANTEES, THEIR SUCCESSORS AND ASSIGNS FOREVER.

The life estates of Harold Suiter and Sheryl J. Suiter shall terminate upon the earlier of (i) the failure of Harold Suiter and/or Sheryl J. Suiter's timely payment of all costs or expenses relating to the upkeep, taxes, maintenance, and insurance on said property, insuring all building structures located on said tract in an amount equal to the maximum insurable value, with said insurance naming Neely's Bend Church of Christ as an additional insured; (ii) the failure of either Harold Suiter or Sheryl J. Suiter to reside on the premises and use the said premises as their principle residence for a period of six (6) consecutive months for any reason; or (iii) the death of the survivor of Harold Suiter and Sheryl J. Suiter. In the event of divorce between Harold Suiter and Sheryl J. Suiter, then the life estate of Harold Suiter shall terminate effectively on the date of such divorce. Furthermore, the life estate of Harold J. Suiter shall terminate upon the remarriage of Harold Suiter or the cohabitation of Harold Suiter with another following the death of Sheryl J. Suiter. Neely's Bend Church of Christ shall be provided at least annually, or as reasonably requested by said Church, proof of insurance of the premises.

IN WITNESS WHEREOF, the undersigned through its authorized officer has hereunto set its hand and seal this 4 day of April, 2013.

THE MELBA S. POWERS REVOCABLE MANAGEMENT TRUST dtd February 23, 1996 as amended, restated and revised July 12, 2006, as amended

By: SunTrust Bank, Trustee

By: _____ First VP
J. David Dillon, First Vice-President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. David Dillon,** First Vice-President of SunTrust Bank, Trustee of the Melba S. Powers Revocable Management Trust dated February 23, 1996, as amended, restated and revised July 12, 2006, as amended, whom I am personally acquainted and who acknowledged that he in any fiduciary capacity in which he may be serving in regard to the above described property, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of April, 2013.

Marcia P. Bouchillon
Notary Public

My Commission Expires: 11/05/2014

MARCIA P. BOUCHILLON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $0.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2013.

Marcia P. Bouchillon
Notary Public

My Commission Expires: 11/05/2014

MARCIA P. BOUCHILLON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY