THIS INSTRUMENT WAS PREPARED BY:
Paul R. White, Attorney
Washington Square, Suite 360M
222 Second Avenue, North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater for this transfer is $0.00.
Sworn to and subscribed before me, this 07 day of May, 2013.

Affiant

Subscribed and sworn to before me this 7th day of May, 2013.

NOTARY PUBLIC
My Commission Expires: 9-9-14

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address of New Owner(s)
Larry Eugene Mangrum
5035 Lloyd Lane
Chattanooga, TN 37415

Cathy G. Mangrum
3980 Riverlook Pkwy., #103
Marietta, GA 30067

Jo Lynn Mangrum
5005 Granny White Pike
Nashville, TN 37220

Send Tax Bills To:
Larry Eugene Mangrum
5035 Lloyd Lane
Chattanooga, TN 37415

Map and Parcel Numbers
131-04-0-256.00

BILL GARRETT, Davidson County
Trans:T20130043305 DEEDQC
Recvd: 05/23/13 13:28 3 pgs
Fees:17.00 Taxes:0.00
20130523-0052335

Larry Eugene Mangrum and Jo Lynn Mangrum, the undersigned, being duly sworn, depose and say:

1. That Larry Eugene Mangrum is a citizen and resident of Chattanooga, Hamilton County, Tennessee; Jo Lynn Mangrum is a citizen and resident of Nashville, Davidson County, Tennessee.

2. That Larry Eugene Mangrum and Jo Lynn Mangrum are the children of Dora Dean Lancaster Mangrum.

3. That Dora Dean Lancaster Mangrum died on December 1, 2012, a resident of Davidson County, Tennessee.

4. That the undersigned, Larry Eugene Mangrum, is the duly qualified and serving Personal Representative of the Estate of Dora Dean Lancaster Mangrum, deceased, pursuant to Order of the Probate Court of Davidson County, Tennessee, entered the 27th day of February, 2013 under Docket No. 13P-335.

5. That the undersigned are Trustees of an Irrevocable Trust Agreement created October 22, 2010 by Dora L. Mangrum, a widow. The said Irrevocable Trust Agreement was abstracted, and the Abstract was recorded in the office of the Register of Deeds of Davidson County, Tennessee 15 November 2010 as Instrument No. 20101115-0091405; the property was conveyed by Dora L. Mangrum, a widow, by a Quitclaim Deed recorded 15 November 2010 as Instrument No. 20101115-0091406 in the Office of the Register of Deed of Davidson County, Tennessee.

6. That the Trustees of the Irrevocable Trust above mentioned own the fee simple interest to the following described real estate:

Legal Description:

More fully described as follows:

BEING Lot No. 18 on the Map of Duncanwood, as of record in Book 1424, Page 139, Register's Office for said County, and described as follows:

BEGINNING at a point in the northeasterly margin of Brookmeade Drive at the corner of Lots Nos. 17 and 18; thence with the line between said lots northeasterly 376 feet to a point; thence easterly 56 feet to a point; thence southerly 180.2 feet to the corner of Lots Nos. 18 and 19; thence with the line between said lots, Southwesterly 312.2 feet to the margin of Brookmeade Drive; thence with the margin of the same northwesterly 80 feet to the beginning.

Being the same property conveyed to Jo Lynn Mangrum and Larry E. Mangrum Trustees under the Irrevocable Trust Agreement of Dora L. Mangrum dated October 22, 2010, and recorded 15 November 2010 in Instrument No. 20101115-0091406 in the Office of the Register of Deeds for Davidson County, Tennessee.

Said property is conveyed subject to the restrictions, limitations, and easements set out in an instrument of record in Book 1786, Page 178, said Register's Office, and also subject to the owner's certificate as set out on the plan of said Subdivision, which is of record in Book 1424, Page 139, said Register's Office; and an easement exists across the south 10 feet of this lot for the flow of surface water from Brookmeade Drive to Brown's Creek as established by a drainage ditch now in existence.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This is improved property known as 1110 Brookmeade Drive, Nashville, TN 37204.

7. The Grantor Trustees hereby convey and quitclaim all of their right, title and interest in and to the hereinabove described real estate to Larry Eugene Mangrum, Cathy G. Mangrum, and Jo Lynn Mangrum, Grantees, each an equal one-third undivided interest in the hereinabove described real estate.

8. That the property hereinabove described is now owned by Larry Eugene Mangrum and Jo Lynn Mangrum, Trustees of the Irrevocable Trust of Dora L. Mangrum, a widow, and by the express terms of said trust, in Article 8, "Distributions Upon Death of the Grantor. Following Grantor's Death. Upon the death of the Grantor, the Trustee shall distribute the principal and any undistributed income to Grantor's children Cathy G. Mangrum, Larry E. Mangrum, and Jo Lynn Mangrum in equal shares; unless the Grantor has exercised a power of appointment by Grantor's Will or Codicil. Once all assets of the trust have been distributed, the trust shall terminate."

9. If any of the new co-tenants desires to sell their respective interest in the subject property, they can only do so after offering the other co-tenants the interest in the property on the same terms, and allowing them to have the right of first refusal. If the other co-tenants do refuse the terms of the proposed sale, then the selling co-tenant shall have the right to proceed to consummate the sale.

IN WITNESS WHEREOF, the Grantor Trustees have hereunto set their hands.

Larry Eugene Mangrum, Trustee

Jo Lynn Mangrum, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before, me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appearance Larry Eugene Mangrum and Jo Lynn Mangrum, the within named Grantors, Trustees of the Irrevocable Trust of Dora L. Mangrum, a widow, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained as a free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County on the 7th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 9-9-14

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY