THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Juanita B. Howell, William H. Howell, Jr. and Gwynn D. Howell, Co-Trustees of Trust "A" 412 Gallatin Road, S. Madison, TN 37115	Juanita B. Howell, William H. Howell, Jr. and Gwynn D. Howell, Co-Trustees of Trust "A" 412 Gallatin Road, S. Madison, TN 37115	03402008900 03402008500 07400002300 07400001900 07400001100 05201018000 05201017900

Recitals

The properties described herein ("Properties") were transferred to Juanita B. Howell, in her capacity as Executrix of the estate of William H. (Billy) Howell, Sr. (the "Grantor"). Under the Last Will and Testament of William H. (Billy) Howell, Sr. (the "Will"), the Properties were to be distributed to Bank of America, N.A., as Trustee of a "Trust A" created therein. Bank of America has resigned as Trustee of Trust A, and pursuant to an Order Appointing Trustee by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) entered on September 4, 2013, Juanita B. Howell, William H. Howell, Jr. and Gwynn D. Howell (the "Grantees") were appointed as successor Co-Trustees of Trust A. The purpose of this deed is to transfer the deeds from the Grantor to the Grantees in their capacities as Co-Trustees of Trust A.

Conveyance

NOW, THEREFORE, FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the requirements of the Will, JUANITA B. HOWELL, as EXECUTRIX OF THE ESTATE OF WILLIAM H. (BILLY) HOWELL, SR., and not further or otherwise, hereby quitclaims and conveys to JUANITA B. HOWELL, WILLIAM H. HOWELL, JR. and GWYNN D. HOWELL, as CO-TRUSTEES OF TRUST A created under the Will, all of her right, title and interest as Executrix of the estate of William H. (Billy) Howell, Sr., in and to the real property located in Davidson County, Tennessee, more particularly described as follows:

BILL GARRETT, Davidson County
Trans:T20130095356 DEEDQC
Recvd: 11/07/13 14:11 8 pgs
Fees:42.00 Taxes:0.00
20131107-0115735

PARCEL ID - 03402008900

Land in the 10th Civil District, Davidson County, Tennessee, being Lot No. 3 on the Map of Geo. P. Howell Subdivision, Section 4, of record in Plat Book 4660, Page 191, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Two Mile Parkway, formerly Two Mile Pike, at the common front corner between Lot No. 3 as above recorded, and Lot No. 2 as recorded on Geo. P. Howell

Subdivision Section 3, which is recorded in Plat Book 4660, Page 161, said Register's Office; thence along Two Mile Parkway South 17 deg. 22' East 26 feet to an offset in the right-of-way; thence along said offset South 72 deg. 38' West 3.6 feet to a point; thence South 17 deg. 22' East 43.47 feet to another offset in the right-of-way; thence along said offset South 72 deg. 38' West 6.4 feet to a point which is the beginning of a curve to the right, having a central angle of 77 deg. 07' and a radius of 25 feet; thence along said curve to the right, 33.65 feet to the end of said curve, said point being also on the northerly margin of Gleaves Street; thence along the margin of same South 59 deg. 45' West 148.95 feet to a point; thence leaving Gleaves Street North 17 deg. 33' West 111.75 feet to a common rear corner between Lot Nos. 2 and 3; thence along the common line between Lots 2 and 3, North 67 deg. 38' East 175.65 feet to the point of beginning.

Being the same property conveyed to Juanita B. Howell, Executrix of the Estate of William H. (Billy) Howell, Sr., by quitclaim deed from Cleora B. Howell, dated August 17, 1983, of record in Book 6307, page 599 described as Tract 2 and in Book 6088, page 283 described as Lot No. 3, Register's Office for Davidson County, Tennessee.

PARCEL ID - 03402008500

Land in the 10th Civil District, Davidson County, Tennessee, being Lot No. 4 on the Map of Geo. P. Howell Subdivision, Section 2, of record in Plat Book 4660, Page 31, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Gleaves Street, at the common front corner between this lot and Lot No. 3, Section 4, of the Geo. P. Howell Subdivision, of record in Plat Book 4660, Page 191, said Register's Office; thence along the northerly margin of Gleaves Street South 59 deg. 45' West 175 feet to a point; thence leaving Gleaves Street North 30 deg. 15' West 175 feet to a point; thence North 60 deg. 21' East 132.10 feet to a point; thence North 72 deg. 27' East 58.37 feet to a point; thence South 25 deg. 15' East 161.46 feet to the point of beginning.

Being the same property conveyed to Juanita B. Howell, Executrix of the Estate of William H. (Billy) Howell, Sr., by quitclaim deed from Cleora B. Howell,

dated August 17, 1983, of record in Book 6307, page 599 described as Tract 3 and in Book 6088, page 283 described as Lot No. 4, Register's Office for Davidson County, Tennessee.

PARCEL ID - 07400002300

Land in Davidson County, Tennessee, located in the 11th Civil District; formerly the 19th Civil District, of said County, being part of Lot No. 5 on the Plan of Lands of James M. Wray, deceased, as of record in Minute Book J, Page 323, County Court for said County.

Said part of said Lot No. 5 is bounded on the north by Neely's Bend Road; on the east by Neely's Bend Road, on the south by the lands of Tittle and on the west by the lands of B. E. Shippman, and contains 6 acres, more or less.

Being the same property conveyed to Juanita B. Howell, Executrix of the Estate of William H. (Billy) Howell, Sr., by quitclaim deed from Cleora B. Howell, dated August 17, 1983, of record in Book 6307, page 599 described as Tract 5 and in Book 6088, page 260 described as Tract No. 1, Register's Office for Davidson County, Tennessee.

PARCEL ID - 07400001900

A tract of land in the 11th Civil District of Davidson County, Tennessee, being composed of Lots Nos. 5 to 9, inclusive, on the Map of the Lands of George Hadley, deceased, of record in Minute Book X, pages 529 and 530, of the County Court, and of Lot No. 6 of the James M. Wray Homeplace, as of record in Minute Book J, Page 323, of the County Court for said County, and described as follows:

Beginning at a point on the east line of Lot 6 of said Wray Lands, in the center line of Neely's Bend Road, in the west line of the Chas. Dismukes Lands, of record in Book 421, Page 150, Register's Office for said County, being the southeast corner of the property conveyed to Clara F. Sutton by deed of record in Book 1031, Page 265, said Register's Office; thence along Sutton's southerly line westerly 420 feet to a point in the east line of Lot 4 of the Hadley Lands; thence with the line of the Hadley Lands; southerly along the westerly line of Lot 6 of the Wray Lands to the common westerly corner of Lots 4 and 5 of said Hadley Lands; thence with the line between said Lots westerly 26.6 poles to the easterly line of the property conveyed to E. W. Traylor by deed of record in Book 649, Page 218, said Register's Office; thence along the westerly line of Lots 5 to 9, inclusive, of the Hadley Lands, southerly 97.28 poles to the low-water mark, of the Cumberland River; thence with low-water mark of said River, southeasterly to the southeast corner of Lot 9 of the Hadley Lands, in the east line of a 10-foot right-of-way; thence along the east line of said right-of-way northerly 605 feet to the southwest corner of Lot 6 of said Wray Lands; thence with the line of same,

easterly 420 feet to a point in the westerly line of the Sam Dismukes Lands, as of record in Book 421, Page 105, said Register's Office; thence with the line of the same, partly along the center line of Neely's Bend Road, northerly 1851 feet to the beginning, containing approximately 37.5 acres, more or less.

Being the same property conveyed to Juanita B. Howell, Executrix of the Estate of William H. (Billy) Howell, Sr., by quitclaim deed from Cleora B. Howell, dated August 17, 1983, of record in Book 6307, page 599 described as Tract 6 and in Book 6088, page 260 described as Tract No. 2, Register's Office for Davidson County, Tennessee.

PARCEL ID – 07400001100

Tract A

Land in the 11th District of Davidson County, Tennessee, described as follows:

Beginning at a stake on the line of fence on the original east boundary line of Lot No. 4 according to Plan on page 366, Minute Book 6, County Court for Davidson County, Tennessee, showing the division of the Estate of J. K. P. Hamblen and Hattie G. Hamblen; and running thence North 32 deg. 2177 feet to a stake near a branch or slough; thence with the slough South 58 deg. West 250 feet more or less to the waters edge of Cumberland River at law water; thence with the waters edge at low water southeastwardly to the intersection of the low water mark with said east boundary line first mentioned above; thence north 6-1/2 deg. east with the east boundary line 400 feet more or less to the beginning, containing 15.3 acres, more or less.

Together with an easement of right-of-way as mentioned and set out in a deed from M. C. Portwood to D. C. Crutcher of record in Book 411, Page 288, Register's Office for Davidson County, Tennessee, and also, an easement or right-of-way "over our lands" from the lands hereinabove conveyed to said. Humphrey Hardison his heirs and assigns, but this easement is limited to the extent that it is not intended for the general public to be used as a public or county road. This easement or right-of-way is to be over the best and most direct route of the land hereinabove conveyed to the public road.

Included in the above conveyance is an easement as shown on the plan of George Hadley's Estate of record in Minute Book X, Page 529, 530, in the County Court Clerk's Office for Davidson County, Tennessee.

Tract B

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 4 shown on the Plan of J.K.P. Hamblen's Estate, of record in Minute Book 6 Page 366, County Court Clerk's Office for Davidson County, Tennessee, and

being further described according to a survey by H. Gee, Surveyor, December 20, 1955, as follows:

Beginning at a fence post and stone the southwest corner of Lot No. 1 as shown on the Plan of the George Hadley's Estate, of record in Minute Book "X", page 529 and 530, County Court Clerk's Office for Davidson County, Tennessee; thence with a fence and along the westerly line of Lots Nos. 2 through 9 inclusive as shown on the Plan of George Hadley's Estate, South 2 deg. 00' West 2,702.7 feet to a point, the northeast corner of a 15.3 acre tract conveyed to George P. Howell and William H. Howell by deed from the Shelby Corporation, of record in Book 2453, page 85, said Register's Office, said point also being located 400 feet from the low water line of the Cumberland River; thence with the northerly line of the property conveyed to Howell by the Shelby Corporation, North 33 deg. 54' West 2,177 feet to a point, the northwest corner of the 15.3 acre tract conveyed to Howell by the Shelby Corporation; thence South 36 deg. 53' West 60 feet to the center of a slough; thence with the meandering of a slough, and with the center line thereof, the following courses and distances' North 22 deg. 03' West 155 feet, North 39 deg. 45' East 325 feet, North 16 deg. 08' East 128.9 feet, North 38 deg. 30' East 68 feet, North 80 deg. 17' East 52.2 feet; thence leaving said slough and following a fence line North 60 deg. 55' East 1,154.7 feet to a point; thence continuing with a fence line South 15 deg. 42' East 206.4 feet to the point of beginning, containing 48.7 acres, more or less.

Being the same property conveyed to Juanita B. Howell, Executrix of the Estate of William H. (Billy) Howell, Sr., by quitclaim deed from Cleora B. Howell, dated August 17, 1983, of record in Book 6307, page 599 described as Tract 7 and in Book 6088, page 260 described as Tract No. 3 and correction deeds of record in Book 6307, page 607 and Book 6434, page 416, Register's Office for Davidson County, Tennessee.

Tract C

18 feet which was described as an easement in Book 2496, page 580, and being a portion of Lot No. 1 as shown on the Plan of George Hadley's Estate of record in Minute Book "X", page 529, and 530, in the County Court Clerk's Office for Davidson County, Tennessee being on the westerly margin of Neely's Bend Road, southeast corner of said Lot No. 1 and running westwardly along the southerly margin of said Lot No. 1, to the property described in Deed Book 2496, page 580 and extending northwardly 18 feet from the southerly line of said Lot. The beginning point of this conveyance is on the westerly margin of Neely's Bend Road at the northeast corner of lands formerly owned by Joe Hudgins and said property is intended to be 18 feet in width from the point of beginning to the property description in Book 2496, page 580, said Register's Office.

Being the same property conveyed to Juanita B. Howell, Executrix of the Estate of William H. (Billy) Howell, Sr., by quitclaim deed of correction from Cleora B. Howell, dated November 5, 1984.

PARCEL NOS. – 05201018000 and 05201017900

Land in Davidson County, Tennessee, being Lots Nos. 23 and 24 of Block G on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County.

Said Lots Nos. 23 and 24 each front 50 feet on the northerly side of Robinwood Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Juanita B. Howell, Executrix of the Estate of William H. (Billy) Howell, Sr., by quitclaim deed from Cleora B. Howell, dated August 17, 1983, of record in Book 6307, page 599 described as Tract 12 and in Book 6088, page 280, Register's Office for Davidson County, Tennessee.

The descriptions herein are the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5th day of November, 2013.

Juanita B. Howell, as Executrix of the
Estate of William H. (Billy) Howell, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Juanita B. Howell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as the Executrix of the William H. (Billy) Howell, Sr. for the purposes therein contained.

WITNESS my hand, at office, this 5th day of November, 2013.

Notary Public

My Commission Expires:

BLAINE L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires June 21, 2016

Bank of America, N.A., joins in this conveyance for the purpose of conveying any interest which they may have by virtue of acting as Trustee for Trust A. Accordingly, for good and valuable consideration, BANK OF AMERICA, N.A., in its capacity as TRUSTEE OF TRUST A, and not further or otherwise, hereby quitclaims and conveys to JUANITA B. HOWELL, WILLIAM H. HOWELL, JR. and GWYNN D. HOWELL, as CO-TRUSTEES OF TRUST A, all of its right, title and interest as Trustee in and to the Properties.

BANK OF AMERICA, N.A.

BY: Teri Claeson

ITS: Vice President

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, Debra Berry, a Notary Public, Teri Claeson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that She is the Vice President of Bank of America, N.A. and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 5th day of November, 2013.

Debra Berry
Notary Public

My Commission Expires:
2-3-2015

DEBRA BERRY
NOTARY PUBLIC
Fulton County - State of Georgia
My Comm. Expires February 03, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Juanita B. Harrell
Affiant

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

Blaine Smith
Notary Public

My Commission Expires:
6-21-2016

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BLAINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires June 21, 2016