BILL GARRETT, Davidson County
Trans:T20140046564 DEEDQC
Recvd: 06/30/14 16:16 6 pgs
Fees:32.00 Taxes:0.00
20140630-0057392

Prepared by:
Alan B. Wright
214 Second Avenue North
Suite 300
Nashville, Tennessee 37201

EXECUTORS' QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
James Frank Crowell, Jr. Family Trust P.O. Box 41250 Nashville, TN 37204	Same	SEE EXHIBIT A

WHEREAS, James Frank Crowell, Jr. died on July 9, 2013, leaving a Last Will and Testament dated April 27, 2012, being admitted to probate on July 25, 2013, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (entered as Docket No. 13P-1195), said Last Will and Testament of James Frank Crowell, Jr. being of record with the Register's Office for Davidson County, Tennessee as Instrument # 20140516-0042273; and

WHEREAS, the Co-Executors, James Frank Crowell, III, Mary Margaret Crowell Bourbeau, and Alan B. Wright are duly qualified and make this conveyance and transfer pursuant to the terms and authority of said Last Will and Testament of James Frank Crowell, Jr.;

THEREFORE, IN CONSIDERATION of the provisions of said Last Will and Testament of James Frank Crowell, Jr., and such other consideration, the receipt of which is hereby acknowledged, James Frank Crowell, III, Mary Margaret Crowell Bourbeau, and Alan B. Wright, Co-Executors of the Estate of James Frank Crowell, Jr. (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, do hereby quitclaim, convey and transfer unto James Frank Crowell, III and Mary Margaret Crowell Bourbeau, Co-Trustees of the James Frank Crowell Jr. Family Trust dated April 27, 2012 (hereinafter referred to as "Grantee"),

their successors and assigns all of Grantor's right, title, and interest in and to certain real property (the "Property") located in Davidson County, Tennessee, more particularly described as follows:

Description of the Property

Exhibit A (describing 4 Parcels of real property in Davidson County, Tennessee) is attached hereto and incorporated herein as if set forth herein verbatim.

The legal description and state of the title have been furnished to the Grantor from the record and the Grantor disclaims any liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties as to the title.

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

WITNESS OUR HAND this 31day of December 2013.

Estate of James Frank Crowell, Jr., Grantor

By: _____ co-executor
James Frank Crowell, III, Co-Executor

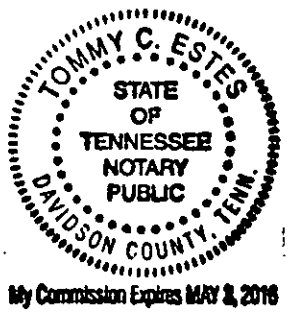
_____ Co-Executor
Mary Margaret Crowell Bourbeau, Co-Executor

_____ Co-Exec
Alan B. Wright, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, James Frank Crowell, III, Mary Margaret Crowell Bourbeau, and Alan B. Wright the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Co-Executor of the Estate of James Frank Crowell, Jr. and that they executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 31st day of December, 2013



Tommy C. Estes
Notary Public
My Commission Expires: 05-03-2016

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(D).

Exhibit A

Parcel I **509 Craighead Street** **Map 105-14-0** **Parcel 264**

Being a tract of land lying in Berry Hill, Davidson County, Tennessee also being part of Lot 92, all of Lots 93 and 94 and part of a closed alley on the Plan of George I. Waddy's Subdivision of Westwood of record in Plat Book 332, page 99 at the Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pipe on the easterly right-of-way line of White Avenue, 60 feet in width, at a corner common with the property conveyed to Sheri L. Tingle and Brenton S. Bennett of record in Instrument Number 20030408-0046168 at the Register's office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of White Avenue North 18 deg 15 min 00 sec West, 168.41 feet to an iron rod set at the beginning of a radius return to Craighead Street;

Thence with a curve to the right having a radius of 25.00 feet, a curve length of 46.49 feet and a chord bearing and distance of North 35 deg 01 min 35 sec East, 40.08 feet to an iron rod set on the southerly right-of-way line of Craighead Street, 80 feet in width;

Thence with the southerly right-of-way line of Craighead Street with a curve to the right having a radius of 1392.69 feet, a curve length of 144.03 feet and a chord bearing and distance of South 88 deg 44 min 04 sec East, 143.97 feet to a point at the center of an unimproved and unnamed Alley, 15 feet in width;

Thence with the center of the unnamed Alley, South 18 deg 49 min 40 sec East, 143.78 feet to a point at a corner common with said Tingle and Bennett;

Thence leaving the center of the unnamed Alley with the northerly property line of Tingle and Bennett, South 71 deg 34 min 48 sec West, 169.27 feet to the point of beginning; containing 29,158 square feet or 0.669 acres more or less, according to a survey prepared by R. Scot Cherry, RLS No. 1512, Cherry land Surveying, Inc., Nashville, TN, dated December 5, 2011, last revised March 16, 2012, job #11242ALTABB.

Being part of an alley closed by City of Berry Hill ordinance No. 2012-386 together with the property conveyed to James Frank Crowell, Jr. by deeds from Margot John of record in Instrument No. 20120215-00113091 and Instrument No. 21020215-0013092, Registers Office for Davidson County, Tennessee.

Parcel II **919 8th Avenue South** **Map 105-02-0** **Parcel 100**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Edgehill Estates, Section 38 and parts of Lots Nos. 5 & 6 of Overton's Rock Castle Tract of record in Plat

Book 4595, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Frank Crowell, Jr. By deed from Leon B. Strauss of record as Instrument No. 20080603-0056633, Register's Office for Davidson County, Tennessee..

Parcel III **908 Division Street** **Map 093-14-0** **Parcel 564**

Beginning at an iron pin in the northerly margin of Division Street at the corner of Lots 4 and 5; thence with the line between said lots, North 22 deg. 50' 06" East, 215.05 feet to an iron pin in the south margin of Alley No. 230; thence with the same, South 82 deg. 44' 15" East 114.08 feet to a monument, beginning of a curve; then around said curve southeasterly 31.09 feet to a monument in the westerly margin of Alley 231; thence with the same, South 6 deg. 19' 45" West, 141.40 feet to a monument; thence southwest along a curve to the right 98.49 feet to a monument; thence, South 40 deg. 31' 45" West, 4.10 feet to a monument; thence westerly around a curve to the right having a radius of 20 feet; a distance of 30 feet to a monument in the northerly margin of Division Street; thence with the same westerly 150 feet to the point of beginning.

Being the same property conveyed to James Frank Crowell, Jr. By deed from BCMP Investments, a Tennessee general partnership, of record as Instrument No. 20050803-0091283, Register's Office for Davidson County, Tennessee.

Parcel IV **South 4th Street** **Map 093-08-0** **Parcel 001.01**

Being part of lots 33, 34, 35, 36 37 and 38, Davidson-Benedict Subdivision of Nashville, Tennessee.

Being the same property conveyed to J. Frank Crowell, Jr. by deed from Ruby T. Crowell of record in Book 8869, Page 182, Register's office for Davidson County, Tennessee.

Subject to the following:

1. Taxes for the year 2014, a lien, but not yet due and payable

2. The rights of tenants under unrecorded leases

3. All matters shown on Plan of record in Plat Book 332, Page 99, Registers Office for Davidson county, Tennessee (Parcel I)

4. Utility and other easements in abandoned alley retained under City of Berry Hill Ordinance No. 2012-386 (Parcel I)

5. All matters shown on the Plan of record in Plat Book 4595, Page 99, Register's Office for Davidson County, Tennessee (Parcel II)

6. Covenants, conditions and restrictions set forth in Warranty Deed of record in Book4586, Page 836, Register's Office for Davidson County, Tennessee (Parcel II)

7. Grant of Easement of record in Instrument No. 20080603-0056635, Register's office for Davidson county, Tennessee (Parcel II)

8. Deed of Trust, Assignment of Leases, and Security Agreement for the benefit of J.F.C. Enterprises, Inc. recorded as Instrument No. 20080603-0056634, Register's Office for Davidson County, Tennessee (Parcel II)

9. Restrictive covenants of record in Book 4899, Page 101, Register's Office for Davidson County, Tennessee (Parcel III)

10. All matters shown on the Plan of record in Book 4460, Page 157 (Parcel III)

11. Easement retained for public utilities as set out in Ordinance No. 72-368, a certified copy of which is of record in Book 4659, Page 7, Register's Office for Davidson county, Tennessee (Parcel III)

12. Encroachment of asphalt over west boundary line according to a survey prepared by Phillip E. Holmes, Jr., RLS No. 1728, Holmes Surveying, Nashville, TN, dated July 14, 2005, file no. 25040 (Parcel III)