BILL GARRETT, Davidson County
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This Instrument Was Prepared By:
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750 Old Hickory Blvd.
Suite 150, Building Two
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Suzanne Rippeteau, et al. 731 Forest Retreat Road Hendersonville, TN 37075	Same	MAP 51-8 PARCEL 106,217

KNOW ALL MEN BY THESE PRESENTS, that **SUZANNE RIPPETEAU, SUCCESSOR TRUSTEE of the Family Share of the Robert R. Poe Marital Trust u/a dtd August 18, 1994,** ("Grantor"), to fulfill the terms and conditions of the Family Share of the Robert R. Poe Marital Trust Agreement, does hereby convey unto *each* of **Suzanne Rippeteau, Janice Poe Downs,** and **Jacqueline Marie Poe Conner** ("Grantee"), a one-third undivided interest in and to certain real property located in Davidson County, Tennessee, and described as follows, to wit:

See Exhibit A attached.

Being the same property conveyed to **Sara F. Poe, as Trustee of the Family Share of the Robert R. Poe Marital Trust u/a dated August 18, 1994**, by deed of record in Instrument No. 20050803-0090687, Register's Office for Davidson County, Tennessee. The said Sara F. Poe having died on January 6, 2016, Suzanne Rippeteau became Successor Trustee per the terms of the Robert R. Poe Marital Trust Agreement and Designation of Successor Trustee executed by Sara F. Poe dated January 7, 2002. The said Marital Trust having by its terms terminated on the death of Sara F. Poe, this deed is executed to fulfill the terms of the Family Share of the Robert R. Poe Marital Trust Agreement.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property, known as 1117 and 1121 Gallatin Road, Madison, TN 37115

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 8th day of March, 2016.

Suzanne Rippeteau

SUZANNE RIPPETEAU,
Successor Trustee of the
Family Share of the Robert R. Poe Marital
Trust under agreement dtd August 18, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **SUZANNE RIPPETEAU, Successor Trustee of the Family Share of the Robert R. Poe Marital Trust under Agreement dated August 18, 1994,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 8th day of March, 2016.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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-.

Suzanne Rippeteau
Affiant

Subscribed and sworn to before me, this
the 8th day of March, 2016.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT A

Tract A

Being the northwest part of Lot No. 1 on the Map of Due West Montague Subdivision, as of record in Book 547, page 115, Register's Office for said County.

Said part of said lot fronts 100 feet on the east side of Gallatin Pike, as widened, and runs back between parallel lines, 100 feet to a dead line.

Being part of the property described in deed of record in Book 9444, page 521, Register's Office of Davidson County, Tennessee.

Tract B

Land in Davidson County, Tennessee, being the east part of Lot No. 1 on the Plan of Due West Montague Subdivision, of record in Book 547, page 115, Register's Office for said County.

Said part of said Lot No. 1 fronts 132.8 feet more or less, on the north side of Due West Avenue and runs back between lines, 150 feet to the dividing line between Lots 1 and 2 on which it measures 100 feet.

Being part of the property described in deed of record in Book 9444, page 521, Register's Office of Davidson County, Tennessee.

Tract C

Being part of Lot No. 1 on the map of Due West Montague, as of record in book 547, page 115, Register's Office for said County.

Said part of lot No. 1 fronts 50 feet on the easterly side of Gallatin Road, as widened, and runs back between parallel lines, with the northerly margin of Belle Camp Highway, 100 feet to a dead line.

Being part of the property described in deed of record in Book 9444, page 521, Register's Office of Davidson County, Tennessee.