Prepared by:
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BILL GARRETT, Davidson County
Trans:T20160113023 DEEDQC
Recvd: 12/22/16 12:18 13 pgs
Fees:67.00 Taxes:0.00
20161222-0134832

TRUSTEES' QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Crowell Capital Partners, GP P.O. Box 41250 Nashville, TN 37204	Same	SEE EXHIBIT A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00 Dollars ($0.00).

Mary Margaret Crowell Bourbeau
AFFIANT

SUBSCRIBED AND SWORN to before me, Brenda L. Farmer, by Mary Margaret Crowell Bourbeau this 22nd day of December, 2016.

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV. 12, 2018

Brenda L. Farmer
Notary Public
My Commission Expires: 11-12-208

WHEREAS, by Trustees' Quitclaim Deed of record as Instrument # 20161222-0134831, Register's Office for Davidson County, Tennessee, James Frank Crowell, III, and Mary Margaret Crowell Bourbeau, Co-Trustees of the James Frank Crowell Jr. Family Trust dated April 27, 2012, for the purpose of administering said trust, did

quitclaim, convey and transfer unto James Frank Crowell, III and Mary Margaret Crowell Bourbeau, Co-Trustees of the Mary Margaret Crowell Bourbeau GST Exempt Trust as to a one-half (1/2) undivided interest and unto James Frank Crowell, III and Mary Margaret Crowell Bourbeau, Co-Trustees of the J. Frank Crowell, III GST Exempt Trust as to a one half (1/2) undivided interest, 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; and

WHEREAS, the Co-Trustees of said two GST exempt trusts are contributing their interests in the Property to a Tennessee general partnership; and

WHEREAS, the Co-Trustees, James Frank Crowell, III, and Mary Margaret Crowell Bourbeau, are duly qualified and make this conveyance and transfer pursuant to the terms and authority of said GST exempt trusts;

THEREFORE, IN CONSIDERATION of the provisions of the said James Frank Crowell, Jr. Family Trust dated April 27, 2012 (and the said GST exempt trusts referenced therein) and such other consideration, the receipt of which is hereby acknowledged, James Frank Crowell, III and Mary Margaret Crowell Bourbeau, Co-Trustees of the Mary Margaret Crowell Bourbeau GST Exempt Trust; and James Frank Crowell, III and Mary Margaret Crowell Bourbeau, Co-Trustees of the J. Frank Crowell, III GST Exempt Trust (hereinafter collectively referred to as "Grantor"), by these presents and for the purpose of administering said trust, do hereby quitclaim, convey and transfer unto Crowell Capital Partners, GP, a Tennessee general partnership (hereinafter referred to as "Grantee"), its' 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 11 Parcels of real property in Davidson County, Tennessee) is attached hereto and incorporated herein as if set forth herein verbatim.

Grantor holds a one-third interest as a tenant in common as to Parcels 5, 6, and 7 being transferred hereunder.

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 20th day of December 2016.

Mary Margaret Crowell Bourbeau GST Exempt Trust

By: _____ Co-Trustee
James Frank Crowell, III, Co-Trustee

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

James Frank Crowell, III GST Exempt Trust

By: _____ Co-Trustee
James Frank Crowell, III, Co-Trustee

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Brenda L. Farmer, a Notary Public of this County, James Frank Crowell, III, Mary Margaret Crowell Bourbeau, 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-Trustees of the Mary Margaret Crowell Bourbeau GST Exempt Trust and that they executed the within instrument for the purposes therein contained for and on behalf of said trust.

WITNESS MY HAND, at office, this 20th day of December, 2016

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires NOV. 12, 2018

Brenda L. Farmer
Notary Public
My Commission Expires: 11-12-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Brenda L. Farmer, a Notary Public of this County, James Frank Crowell, III, Mary Margaret Crowell Bourbeau, 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-Trustees of the James Frank Crowell, III GST Exempt Trust and that they executed the within instrument for the purposes therein contained for and on behalf of said trust.

WITNESS MY HAND, at office, this 20th day of December, 2016

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires NOV. 12, 2018

Brenda L. Farmer
Notary Public
My Commission Expires: 11-12-2018

Exhibit A

Parcel 1 **746-748 Fesslers Lane; Map 106-05-0 Parcel 143**

Land in Davidson County, Tennessee, being Lots Nos. 11 and 12, on the Plan of Section Three, City View Park, as of record in Book 4660, page 178, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Frank Crowell, Jr. by deed from Exhibit 4, Inc., a Tennessee corporation, of record in Book 7613, page 724, in the Register's Office of Davidson County, Tennessee.

Parcel 2 **917 8th Avenue South, Map 105-02-0 Parcel 099**

Land in Davidson County, Tennessee, being part of Lots 4 and 5 on the Plan of Overton's Rock Castle tracts as recorded in Plat Book 21, page 94, in the Register's Office of Davidson County, Tennessee and described according to a survey by Dale and Associates dated October 9, 1996:

Beginning at an iron rod situated in the westerly margin of Eighth Avenue South, said point being the southeast comer of the M & M Office Machines Company, Inc. of record in Deed Book 5042, page 927, R.O.D.C., Tn., said point being the northeast corner of the herein described tract:

Thence, along said road, S 01 deg. 52'00"E, a distance of 101.39 feet to an iron rod;

Thence, leaving said road, N 81deg. 54'29"W, a distance of 192.24 feet to an iron rod situation in the easterly margin of Alley No. 404;

Thence, along said alley, N 05 deg. 21'00"E, a distance of 101.00 feet to an iron rod;

Thence, leaving said alley, S 81 deg. 34'55"E, a distance of 179.54 feet to a point of beginning and containing 18,652.00 square feet or 0.428 acres of land more or less.

Being the same property conveyed to J. Frank Crowell, Jr. by deed from 917 Eighth Avenue Associates, a partnership, of record in Book 10241, page 872, in the Register's Office of Davidson County, Tennessee.

Parcel 3 **1801 8th Avenue South, Map 105-10-0 Parcel 048**

Land in Davidson County, Tennessee, being two tracts of land being part of Lot No. 3 on the Map of Waverly Land Company's Plan of record in Book 57, page 95, in the Register's Office of Davidson County, Tennessee, described as follows:

TRACT I:

Beginning on the westerly margin of 8th Avenue South as widened, at a point 75 feet South of the southerly margin of Fairview Avenue, said point being the southeast corner of the Bagwell property;

Thence with the southerly line of said Bagwell property, westwardly 159.5 feet to the easterly margin of an alley;

Thence with said alley, southwardly 50 feet to the northeast corner of Martha E. Robinson lot;

Thence with the northerly line of said Robinson lot; eastwardly 161.5 feet to the westerly margin of 8th Avenue South as widened;

Thence with the same northwardly 50 feet to the beginning.

TRACT II:

Said part of said Lot No.3 fronts 75 feet on the westerly margin of 8th Avenue South as widened, and runs back between parallel lines 159.5 feet on the South line and 156 feet on the North line along the South margin of Argyle Avenue to an alley in the rear on which it measures 75 feet.

Being the same property conveyed to J. F. Crowell, Jr. by Warranty Deed from Able Rental & Lease, Inc., a Tennessee corporation of record in Book 6579, page 664, in the Register's Office of Davidson County, Tennessee.

Parcel 4 **2615 Lebanon Road Map 095-04-0 Parcel 058**

Land in the 3rd Civil District of Davidson County, Tennessee, being Lots Nos. 8 and 9 on the Plan of Joel S. Boyd's Subdivision, not of record, described according to a survey made by John M. Sullivan, County Surveyor, April4, 1949, and Lots 8 and 9 re-surveyed April 7, 1959, as follows: Beginning in the center of Lebanon Road at the northeast corner of the property conveyed to Joe P. Hamilton and wife, of record in Book 2332, page 373, Register's Office for said County; thence with said Hamilton's eastern boundary line, south 5° 15' east 258 feet; thence north 81° 20' east 99.5 feet to the southwest corner of the property conveyed to Rufus M. Mires

and wife, of record in Book 1634, page 201, Register's Office for said County; thence with said Mires western boundary line, north 4° west 251.5 feet to the center of said Lebanon Road; thence with the center of said Road, south 85° 36' west 52.3 feet and south 84° 30' west 52.3 feet to the beginning.

Being the same property conveyed to J. Frank Crowell, Jr. by Warranty Deed from Ruby T. Crowell, a widow, of record in Book 5013, page 577, in the Register's Office of Davidson County, Tennessee.

Parcel 5 **1001 8th Avenue South, Map 105-02-0 Parcel 440**

Land in Davidson County, Tennessee, being Lot. No. 1 on the Plan of Resubdivision of Edgehill Estates, Section 69, as of record in Book 4715, page 28, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to J. F. Crowell, Jr. by deed from Andrew J. Peters, as to a 2/3 undivided interest and Carter Ray Bush and wife, Margaret Ann Bush, as to a 1/3 undivided interest, by deed of record in Book 10478 at page 166 in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to J. Frank Crowell, III, as to a 1/3 undivided interest by Quitclaim Deed from J.F. Crowell, Jr. of record in Book 10739 at page 848 in the Register's Office of Davidson County, Tennessee. And being the same property conveyed to Mary Margaret Crowell, as to a 1/3 undivided interest by Quitclaim Deed of from J.F. Crowell, Jr. of record in Book 10739 at page 850 in said Register's Office.

Parcel 6 **1315 8th Avenue South Map 105-06-0 Parcel 083**

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 4, 5 and 6 on the Plan of A.J. McCampbell's Addition, as of record in Book 21, page 104, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Alley Number 653, 15 feet in width, and the westerly right-of-way of Eighth Avenue South (Franklin Pike), 80 feet in width.

Thence with the westerly right-of-way line of Eighth Avenue South south 06 deg. 25 min. 26 sec. east, 150.67 feet to an iron rod set at a comer common with the property of the Metropolitan Government of Davidson County, no deed of record;

Thence leaving the westerly right-of-way line of Eighth Avenue South with the northerly property line of Metropolitan Government of Davidson County North 85 deg. 40 min. 00 sec. west, 184.40 feet to an iron rod set;

Thence with the easterly property line of Metropolitan Government of Davidson County north 04 deg. 22 min.12 sec. east, 148.02 feet to an iron rod set in the southerly right-of- way line of Alley Number 653;

Thence with the southerly right-of-way line of Alley Number 653 South 85 deg; 40 min. 00 sec. east, 156 feet to the point of beginning, containing 25,206 square feet (0.579 acres more or less).

Being the same property conveyed to J. F. Crowell, Jr., Mary Margaret Crowell and James Frank Crowell, III, by deed from American Cancer Society, Mid-South Division, Inc. by deed of record in Book 10675 at page 571 in the Register's Office of Davidson County, Tennessee.

Parcel 7 **730 8th Ave. South Map 093-14-0 Parcel 260**

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located southeasterly of the U.S. Highway 31 (State Route 6, Eight Avenue South) intersection and being and all of the Thelma R. Frazier Family Limited Partnership Property, as recorded as Book 10739, Page 743, which also includes all of Reserve Parcel "A and Reserve Parcel "B" on the final plat of Section One Hundred Seven Edgehill Estates, as recorded in Plat Book 5050, Page 20, in the Register's Office of Davidson County, Tennessee and also includes Lots 117, 118, 119, and 120 on the Edwin and Wetmore Plan (unrecorded), and being more particularly described as follows:

BEGINNING at an existing 5/8" iron pin cluster in the southerly right-of-way of Division Street, said monument also being a northwesterly corner common to Lot 2 of Resubdivision Lot No. 2 Section One Hundred Seven Edgehill Estates as recorded in Plat Book 5050, Page 20, in the Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of Division Street and continuing along with the westerly line of Lot 2 of Resubdivision Lot No. 2 Section One Hundred Seven Edgehill Estates, S 01°53'00" E a distance of 196.05' to a new iron pin monument, said monument being the northerly right-of-way of Interstate 40;

Thence leaving said westerly line of Lot 2 of Resubdivision Lot No. 2 Section One Hundred Seven Edgehill Estates and continuing along with the northerly right-of-way of Interstate 40, S 88°27'00" W a distance of 130.00' to a new iron pin monument, said monument being the easterly right-of-way of U.S. Highway 31 (State Route 6, Eight Avenue South);

Thence leaving said northerly right-of-way of Interstate 40 and continuing along with the easterly right-of-way of U.S. Highway 31 (State Route 6, Eight Avenue South) the following two calls: N 01°53'00" W a distance of 169.99' to a new iron pin monument;

Thence with a curve turning to the right with an arc length of 38.91', with a radius of 24.84', with a chord bearing of N 42°59'30" E, with a chord length of 35.05', to a new 1" brass disk, said monument being the southerly right-of-way of Division Street;

Thence leaving said easterly right-of-way of U.S. Highway 31 (State Route 6, Eight Avenue South) and continuing along with the southerly right-of-way of Division Street, N 87°52'00" E a distance of 105.27' to an existing 5/8" iron pin cluster, which is the point of beginning, having an area of 25,269 square feet, 0.58 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated November 16, 2011.

Being the same property conveyed to J. F. Crowell, Jr., as to a one-third (1/3) undivided interest; Mary Margaret Crowell, as to a one-third (1/3) undivided interest; and J. Frank Crowell, III, as to a one-third (1/3) undivided interest, all as tenants in common, by deeds of record in Instrument No. 20111215-0097534 and Instrument No. 20111215-0097535, Register's Office for Davidson County, Tennessee.

Parcel 8 **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 9 **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 10 **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 11 **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 2016, a lien, but not yet due and payable

2. Subject to the rights of tenants under unrecorded leases.

3. Subject to all matters shown on the Plan of record in Book 4660, page 178, in the Register's Office for Davidson County, Tennessee, said plan being amended by instrument of record as Instrument No. 20011012-0111474 (Parcel 1)

4. Restrictive Covenants contained in the deed of record in Book 4680, page 337, in the Register's Office for Davidson County, Tennessee (Parcel 1)

5. Memorandum of Lease with Mid-State Automotive of record as Instrument No. 20030327-0040320

6. Restrictions and an exclusive easement for right to install an antenna on the top of any structure erected by Transpo General, Inc., or its successors and assigns, in the line of sight from the existing antenna on the WSIX Building on Murfreesboro Pike to the WSIX Transmitter, together with easement to connect cable to relocated tower as contained in the deed of record in Book 4680, page 337, in the Register's Office for Davidson County, Tennessee (Parcel 1)

7. Survey of John Kohl and Company, P.C., dated January 24, 1996, shows a 10-foot public utility and drainage easement and overhang easement (Parcel 1)

8. Subject to all matters shown on the Plan of record in Book 57, page 95, in the Register's Office for Davidson County, Tennessee (Parcel 3)

9. Easement for an alley 20 feet in width lying along the southerly line of the premises as set out in Book 1715, page 435, in the Register's Office for Davidson County, Tennessee (Parcel 4)

10. Easement for right of way of Lebanon Road lying within boundaries of Premises (Parcel 4)

11. Lease Agreement between J. F. Crowell, Jr. and Lamar Advertising Company-Nashville, of record in Book 7702, page 655, in the Register's Office for Davidson County, Tennessee (Parcel 4)

12. Subject to all matters shown on the Plan of record in Book 4175, page 28, in the Register's Office for Davidson County, Tennessee (Parcel 5)

13. Subject to all matters shown on Survey by R. Scot Cherry, Registered Land Surveyor TN 1512, dated May 20, 1997 (Parcel 5)

14. Subject to all matters shown on the Plan of record in Book 21, page 104, in the Register's Office for Davidson County, Tennessee (Parcel 6)

15. Charter Amendment of record in Book 7628, page 475, in the Register's Office for Davidson County, Tennessee (Parcel 6)

16. Articles of Merger of record in Book 10444, page 468, in the Register's Office for Davidson County, Tennessee (Parcel 6)

17. Survey of R. Scot Cherry, dated October 21, 1997, shows encroachment of stone wall into right of way of Eighth Avenue South along the easterly lot line; the encroachment of the wall into Alley No. 653 along the northerly lot line; fence encroaching over west, south and north lines and various utility lines (Parcel 6).

18. Utility easement as shown on plat book 5050, Page 20, Register's office for Davidson County, Tennessee (Parcel 7).

19. All matters shown on Plan of record in Plat Book 332, Page 99, Registers Office for Davidson county, Tennessee (Parcel 8)

20. Utility and other easements in abandoned alley retained under City of Berry Hill Ordinance No. 2012-386 (Parcel 8)

21. All matters shown on the Plan of record in Plat Book 4595, Page 99, Register's Office for Davidson County, Tennessee (Parcel 9)

22. Covenants, conditions and restrictions set forth in Warranty Deed of record in Book4586, Page 836, Register's Office for Davidson County, Tennessee (Parcel 9)

23. Grant of Easement of record in Instrument No. 20080603-0056635, Register's office for Davidson county, Tennessee (Parcel 9)

24. 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 9)

25. Restrictive covenants of record in Book 4899, Page 101, Register's Office for Davidson County, Tennessee (Parcel 10)

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

27. 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 10)

28. 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 10)