PICK-UP

This Instrument Prepared By:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 FRANKLIN RD., SUITE 137
BRENTWOOD, TN 37027
(615) 221-9769

Davidson County DEEDQC
Recvd: 01/03/01 14:21 2pgs
Fees:10.00 Taxes:0.00
20010103-0001060

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that ROBERT A. GATES and JANE S. GATES, Grantors, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby quitclaim and convey all of their right, title and interest in the property described below to BEVERLY JANE GATES, MARY GATES TYGRET, KATHY GATES and ROBERT A. GATES, JR., the Grantees, as tenants in common, the property described below, reserving a joint life estate in such property until the death of the surviving Grantor, without any liability for waste, with full power and authority in them or the survivor of them to sell, convey, mortgage, lease or otherwise dispose of the property described below in fee absolute during their lives, without joinder by any remainderman, and to keep any and all proceeds derived therefrom, pursuant to T.C.A. §66-1-106. Upon the death of the survivor of the Grantors, to the extent not otherwise disposed of during their lives, title shall be vested in the above-named Grantees. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 13 on the Map of Cherry Acres Subdivision, as of record in Book 2083, page 35, Register's Office for said County.
>
> Said Lot No. 13 fronts 215 feet on the westerly side of Carlton Drive and runs back between parallel lines 204 feet to a dead line.
>
> The above described property is conveyed subject to a ten foot easement for public utility purposes along the rear line of premises, 75-foot building setback line from Carlton Drive, as shown on plan of record in Book 2083, page 35, Register's Office for Davidson County, Tenn., and subject to restrictive covenants of record in Book 1449, page 155, and Book 2142, page 58, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Robert A. Gates and Jane S. Gates, by deed from Garvin R. Harper and wife Eula Faye Harper, dated November 1, 1955, of record in Book 2483, Page 385, Register's Office for Davidson County, Tennessee.

This is improved property known as 4533 Carlton Drive, Nashville, Tennessee 37215.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument was executed on December 22, 2000.

Robert A. Gates
ROBERT A. GATES

Jane S. Gates
JANE S. GATES

by: Jane S. Gates
JANE S. GATES,
Attorney in Fact for ROBERT A. GATES

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JANE S. GATES, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on December 22, 2000.

Deborah K. Baucom
NOTARY PUBLIC
My Commission Expires: January 26, 2004

DEBORAH K. BAUCOM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires January 26, 2004

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JANE S. GATES, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the attorney-in-fact of ROBERT A. GATES, one of the within named Grantors, and that as such attorney-in-fact, executed the foregoing instrument for the purposes therein contained by signing on behalf of such Grantor, and acknowledged the execution of the same as the free act and deed of such Grantor.

WITNESS my hand and Notarial Seal on December 22, 2000.

Deborah K. Baucom
NOTARY PUBLIC
My Commission Expires: January 26, 2004

DEBORAH K. BAUCOM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires January 26, 2004

Property address:
4533 Carlton Drive
Nashville, Tennessee 37215

Mail Tax Bills To:
JANE S. GATES
4533 Carlton Drive
Nashville, Tennessee 37215

PARCEL I.D.
Map130-16
Parcel 31

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

Mary Gates Tygret
MARY G. TYGRET, Affiant

Subscribed and sworn to before me on December 22, 2000.

Deborah K. Baucom
NOTARY PUBLIC
My Commission Expires: January 26, 2004

DEBORAH K. BAUCOM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires January 26, 2004