PICK-UP (3)

STANDARD TAX PARCEL IDENTIFIER

The property being conveyed hereby is the same as:

Davidson County DEEDQC
Recvd: 03/17/04 15:36 2pgs
Fees:12.00 Taxes:0.00

20040317-0030569

County: Davidson **City:** Goodlettsville **Tax Parcel ID:** 033 10 0 009.00
This Property has a street address of: 325 Northwind Drive, Goodlettsville, TN 37072

In accordance with TCA Sec. 66-24-1144, the name and address of the person or agency responsible for payment of real property taxes is:

Leland Thomas Bush, Successor Trustee
906 Columbine Lea
Sevierville, TN 37862

In accordance with TCA Sec. 66-24-115, this instrument was prepared by AND SHOULD BE RETURNED TO:

Philip Nemeth, Attorney at Law
Suite 2, CNB Bank Building
P.O. Box 270
Gatlinburg, TN 37738

TENNESSEE QUITCLAIM DEED

THIS QUITCLAIM DEED made this 17th day of March, 2004 by and between

GRANTOR

LELAND THOMAS BUSH, Successor Trustee of The Howard F. Bachman Trust Dated September 3, 1998, as Devisee under the Will of Howard F. Bachman, Deceased
906 Columbine Lea
Sevierville, TN 37862

GRANTEE

LELAND THOMAS BUSH, as Successor Trustee of The Howard F. Bachman Trust Dated September 3, 1998
906 Columbine Lea
Sevierville, TN 37872

The designation Grantor and Grantee used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for valuable consideration, does hereby convey and quitclaim unto the Grantee in fee simple, the following described premises, to-wit:

SITUATED in Davidson County, Tennessee, and within the City of Goodlettsville, Tennessee, and being all of **Lot 7 of RIDGE MONT ESTATES SECTION 1**, according to the Plat thereof of record in **Book 5050, Page 73**, Register's Office, Davidson County, Tennessee to which Plat specific reference is here made for a more complete and accurate description.

BEING the same property conveyed to Howard F. Bachman, and wife, Kate Bush Bachman, by Deed of record in **Book 11371, Page 276**, in said Register's Office.

The said **Kate Bush Bachman** (a/k/a Mary Kate Bachman) died on October 26, 2003, and remained continuously married to Howard F. Bachman from a date prior to the date of the above-referenced deed until the date of her death, thereby vesting fee simple title to the above described property in Howard F. Bachman, as the surviving tenant by the entireties.

The said **Howard F. Bachman** died on January 26, 2004, leaving a Last Will and Testament dated September 3, 1998 which was admitted to probate in the Davidson County Probate Court on and is of record in the Office of the Clerk of the Davidson County Probate Court in **Will Book** 5595 , **Page** 140575. Said Last Will and Testament devised the above-described

property to Leland Thomas Bush as Successor Trustee of The Howard F. Bachman Trust Dated September 3, 1998. SEE ALSO Certificate of Trust and Notice of Appointment of Successor Trustee of record in **Book** *_____, **Page** _____, in said Register's Office.

* 20040317-0030568

There is also conveyed and granted to the above-named Grantee and his Successor Trustees, the full power and authority to convey, transfer, mortgage, encumber, assign and to otherwise deal with the above-described property without the requirement of the joinder or consent of any Beneficiary and no party dealing with said Trustee shall be under any obligation whatsoever to see to the disbursing of any money paid to said Trustee or to the validity or due execution of the aforementioned Trust.

The preparer of this instrument makes no representation as to the status of the title to the above-described premises.

IN WITNESS WHEREOF, the Grantor has signed this Quitclaim Deed, the day and year first above written.

LELAND THOMAS BUSH, Successor Trustee
of The Howard F. Bachman Trust
Dated September 3, 1998

STATE OF TENNESSEE
COUNTY OF SEVIER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared LELAND THOMAS BUSH, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Successor Trustee of The Howard F. Bachman Trust Dated September 3, 1998, the within named bargainor, a trust, and that he as said Successor Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of said Trust.

WITNESS my hand and seal at office in said State and County this 17th day of March, 2004.

Notary Public

PHILIP NEMETH NOTARY AT LARGE PUBLIC SEVIER CO., TN

My Commission Expires: January 22, 2005

STATE OF TENNESSEE
COUNTY OF SEVIER

AFFIDAVIT OF VALUE
PER T.C.A. SEC. 67-4-409(a)(6)(A)

THIS SPACE RESERVED FOR REGISTER OF DEEDS RECORDING DATA.

I hereby swear or affirm that the actual consideration for this transfer, or value of the property, or interest in property, transferred, whichever is greater, is **SEXEMPT TCA§67-4-409(a)(3)(D)** which amount is equal to, or greater than the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

GRANTEE OR HIS AGENT

SUBSCRIBED AND SWORN TO before me this 17th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: January 22, 2005

PHILIP NEMETH NOTARY AT LARGE PUBLIC SEVIER CO., TN

PHILIP NEMETH, ATTORNEY AT LAW, SUITE 1, CNB BUILDING, 906 EAST PARKWAY, P. O. BOX 270, GATLINBURG, TN 37738 (865) 436-3993