Box 31B - SPR WLH

This instrument prepared by:
Sherrard & Roe, PLC (WLH)
424 Church Street, Suite 2000
Nashville, TN 37215

PICK-UP

Davidson County DEEDQC
Recvd: 11/15/04 16:02 3pgs
Fees:17.00 Taxes:0.00
20041116-0137775

QUITCLAIM DEED

Address of New Owner:
Carolyn Demonbreun
2802 Hody Drive
Nashville, TN 37206

Send Tax Bills to:
Owner

Map/Parcel Nos.
Map 83-7
Parcel 157

The purpose of this instrument is to evidence the vesting of title to the property described herein (the "Property"), being the real estate commonly known as 307 Urban Place, Nashville, Tennessee, in Carolyn Demonbreun, individually, as sole owner. This instrument is recorded to carry out the Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, dated October 8, 2004, in the case styled *In re Estate of Nancy Garvin, Deceased*, case number 04-O-678, and filed of record at Instrument No. 20041111-0135745, Register's Office for Davidson County, Tennessee. The Order vests title to the Property in Carolyn Demonbreun, because she is the sole Trustee and beneficiary of a Revocable Living Trust Agreement (the "Trust"). The Property was transferred to the Trust by deed of record in Book 11429, Page 834, Register's Office for Davidson County, Tennessee. This instrument carries out the Order by virtue of the Trustee terminating the Trust and distributing the Property to Carolyn Demonbreun, outright and in fee simple.

Accordingly, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the Order, the undersigned, Carolyn Demonbreun, Successor Trustee of The John E. Garvin and/or Nancy Roberta Garvin Revocable Living Trust Agreement dated April 7, 1999, (the "Grantor"), does hereby quitclaim, transfer and convey all right, title and interest in and to the following described property to Carolyn Demonbreun (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Being Lot No. 63, on the map of Rolling Acres No. 2 Second of record in Book 1424, page 45, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 63 fronts 80 ft. on the northerly margin of Urban Place and extends back between line measuring 164.67 feet on the westerly side and 156.12 feet on the easterly side to a dead line in the rear on which it measures 81.23 feet.
>
> This is improved property located at 307 Urban Place, Nashville, Tennessee.
>
> BEING the same property conveyed to The John E. Garvin and Nancy Roberta Garvin Revocable Living Trust Agreement dated April 7, 1999 from John E. Garvin and wife, Nancy Roberta Garvin by deed of record in 11429, page 834, in the Register's Office for Davidson County, Tennessee.

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

IN TESTIMONY WHEREOF, the Grantor has executed this deed on the 16th day of November, 2004.

THE JOHN E. GARVIN AND NANCY
ROBERTA GARVIN REVOCABLE
LIVING TRUST AGREEMENT DATED
April 7, 1999

BY: Carolyn Demonbreun

Carolyn Demonbreun, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared CAROLYN DEMONBREUN, 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 Successor Trustee of The John E. Garvin Revocable Living Trust dated April 7, 1999, the within named bargainor, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 16th day of November, 2004.

Notary Public

My Commission Expires: SARAH GWALTNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Sarah Gwaltney My Commission Expires May 28, 2006 STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 16th day of November, 2004.

Notary Public

My Commission Expires: SARAH GWALTNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Sarah Gwaltney My Commission Expires May 28, 2006 STATE OF TENNESSEE