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Davidson County DEEDQC
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PREPARER: This document, including legal description, prepared/drafted by: Name: JAMES W. PATTERSON
Address: 115 PIEDMONT DR, Signature:
City/State/Zip: LEBANON, TN 37087 Phone: 615-453-6041

Tax Parcel/Lot Identifier Number: 136-03-0-A 112.00 CO (2)
FLD BOOK NO. 02DX 07195

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, executed this 9 day of Feb., 20 05, by and between

GRANTOR	GRANTEE
Peggie W. Patterson, an individual, ☒ married ☐ unmarried	**JAMES W. PATTERSON**, an individual, ☒ married ☐ unmarried
Tax/Mailing Address: 505 Eastlegate Dr. Nashville, TN 37217	Tax/Mailing Address: **115 PIEDMONT DR LEBANON, TN 37087**

The designation Grantor and Grantee as 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 good consideration and for the sum of **ONE DOLLAR** Dollars (**$1.00**) in hand paid, by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto the Grantee all the right, title, interest and claim which the Grantor has in that certain lot or parcel of land situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee to wit: **SEE ATTACHED DESCRIPTION OF PROPERTY**

Previously referenced as follows: Book/Volume 4460, Page/Folio 88 of the Recorder of DAVIDSON County.

THE TOTAL DOLLAR VALUE OF THE CONSIDERATION paid for the property described herein is $_1.00_____.

THE PROPERTY DESCRIBED HEREIN: a) ☒ is not a part of the homestead of Grantor. b) ☐ is a part of the homestead of Grantor, and if Grantor is married, the conveyance is joined by both Grantor and Grantor's spouse who hereby release all rights of dower.

TO HAVE AND TO HOLD the same unto Grantee with all appurtenances thereunto belonging.

And Grantor covenants with Grantee that Grantor and any other person, persons, entity or entities in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth. Right, title, interest and claim hereinabove described is subject to the following exceptions:

ALL EASEMENTS, RIGHTS-OF-WAY, MINERAL RESERVATIONS OF RECORD AND PROTECTIVE COVENANTS, IF ANY.

NOT TO INCLUDE ANY GAS, OIL AND/OR MINERALS, WHICH ARE HEREBY RESERVED BY GRANTOR.

IN WITNESS WHEREOF, The said Grantor has caused these presents to be signed by its duly authorized officer on the day and year first above written.

Peggie W. Patterson
Signature of Grantor
PEGGIE W. PATTERSON
(Print name of Grantor)

Jon E Parker
Signature of Witness
JON E PARKER
Print name of Witness

Signature of Witness

Print name of Witness

State of TN
County of Davidson

On this the 9th day of February, 2005, before me personally appeared Peggie Patterson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Gary L. Hudson
Notary Public (Signature)
Gary L. Hudson
Printed Name of Notary

Notary
Title (Seal)
My Commission Expires: 3/26/05

NOTARY PUBLIC AT DAVIDSON COUNTY, TN GARY L. HUDSON

DESCRIPTION OF PROPERTY
FOR QUITCLAIM DEED DATED

Grantor: Peggie W. Patterson Grantee: _____ Feb. 9, 2005

Being Townhouse No. 28, Building No. 14 on the Plan of Priest Lake Condominium Townhouses, Phase 1, of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description; and being the same property conveyed to Harry V. Steadman by deed dated December 23, 1987 from Sharon Steadman Shoemaker of record in said Register's Office in Deed Book 7530 at page 867. Harry V. Steadman died on July 5, 1988 and his will was duly probated in the Office of the Probate Court for Sullivan County at Blountville, Tennessee in Will Book 44 at page 665. Pursuant to said Will Harry V. Steadman devised the above descirbed property to Heritage Federal Savings and Loan Association as Trustee under Trust Agreement of July 2, 1985. Under said Trust Agreement the Trustee has the authority to sell this property. The Executor also has the power of sale under this Will

Being the same property conveyed to James W. Patterson and wfie, Peggie W. Patterson, by deed from Heritage Federal Bank for Savings (formerly Heritage Federal Savings and Loan Association), Executor of the Estate of Harry V, Steadman and Heritage Federal Bank for Savings (formerly Heritage Federal Savings and Loan Association) trustee under Trust Agreement of Harry V. Steadman dated July 2, 1985, on November 27, 1990, of record in Book 8256, page 849, Register's Office for Davidson County, Tennessee.

Peggie W. Patterson

Grantor Signature