27-A 2 of 2

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES BY:

Key Title & Escrow Services, Inc.
Mark W. Kilpatrick, Attorney
215 Jamestown Park Rd. #204
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 09/18/06 12:30 2 pgs
Fees:13.00 Taxes:39.66
20060918-0115134

QUITCLAIM DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Lara Sanders 105 Newton Nook Brentwood, Tn 37027	New Owner	71-14-9.00

****

FOR AND IN CONSIDERATION of $10.00 (Ten and 00/100 Dollars) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/We, Sadie Patton and Robert Smith , by these presents do hereby quitclaim and convey all our right, title and interest unto Lara Sanders , her successors and assigns, the following described or parcel of land, to wit:

Being Lot No. 14 on the Plan of the Subdivision of the W. G. Bush tract, as of record in Book 421, page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the West side of Katie Avenue and runs back between lines, 155 feet on the North line and 158 feet on the South line to an alley in the rear, on which it measures 50 feet.

Being the same property conveyed to Betty Baxter by Quitclaim deed of record in Book 6118, page 780, Register's Office of Davidson County, Tennessee.

**** See Page Two for continuation of derivation record.**

This conveyance is subject to taxes currently due and/or which may accrue in future years, and to any and all restrictions and easements which may affect the property and are currently of record.

This is improved property known as: 1202 Katie Avenue, Nashville, Tennessee, 37207.

Subject property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I / We have hereunto set our hand(s) on this the 15th day of July , 2006.

Sadie M Patton
Sadie Patton

Robert B Smith
Robert Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2006, personally appeared before me, the undersigned, the within named Sadie Patton and Robert Smith the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DAVIDSON, Tennessee, this 15th day of July, 2006.

Notary Public

My Commission Expires: 01-23-2010

Witness my hand this 15th day of July, 2006.

Notary Public

Commission Expires: 01-23-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,719.00.

Kara Elam
Affiant

Subscribed and sworn to before me this 15th day of July, 2006.

Notary Public

My Commission Expires: 01-23-2010

** Continuation of derivation record:

The said Betty Baxter having since died, title to the property passed to her heirs at law, Robert B. Smith (a/k/a Robert Smith) and Sadie Patton. See also Affidavit of Heirship being filed simultaneously herewith, and appearing of record as Instrument No. 20060912-0115133