Davidson County DEEDQC
Recvd: 11/13/08 11:46 2 pgs
Fees:12.00 Taxes:0.00
20081113-0112335

This Instrument Was Prepared By:

Law Office of Andrew F. Tucker
136 Locust Street Suite 2
Dayton TN, 37321

Address of New Owner:	Send Tax Bills To:	Map Parcel Number
The Ben and Elsie Vandgrift Living Trust	SAME	105-14-120
2217 White Avenue	3670 Highway 49 E	
Nashville, TN	Charlotte, TN 37036	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Ben H. Vandgrift and Elsie C. Vandgrift, Trustees of The Ben H. Vandgrift and Elsie C. Vandgrift Revocable Living Trust,** Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($ 10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Ben H. Vandgrift and Elsie C. Vandgrift, Trustors/Trustees of The Ben H. Vandgrift and Elsie C. Vandgrift Revocable Living Trust, dated July 1, 2008, ,** its heirs and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 3 of Block 13 on the plan of Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for said County. Said Lot No. 3 fronts 100 feet on the westerly side of White Avenue and run back between parallel lines 165 feet to an alley.

BEING the same property conveyed to grantor by Deed dated December 30, 1996 and recorded December 30, 1996 in Deed Book 10855, Page 151, Register's Office of Davidson County, Tennessee. See also Book 1491, Page 23, Register's Office of Davidson County, Tennessee.

SUBJECT TO any governmental zoning and subdivision ordinances or regulations in effect thereon.

TAXES for the year 2008 are to be assumed by the Grantees.

This instrument was prepared from the information provided by Grantors and Grantees. Neither the Law Office of Andrew F. Tucker, P.C., nor Andrew F. Tucker makes any representation as to the accuracy of the description used herein or the status of title conveyed.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

With all rights, member and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and affixed his/her on this the 19 day of August, 2008.

Ben H. Vandgrift
Ben H. Vandgrift, Trustee

Elsie C. Vandgrift
Elsie C. Vandgrift, Trustee

TED L. HOSKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 12, 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public of said county and state, Ben H. Vandgrift and Elsie C. Vandgrift, with whom I am personally acquainted or who was proved to me on the basis of satisfactory evidence and whom, upon oath, acknowledged such person(s) to be the trustees of The Ben H. Vandgrift and Elsie C. Vandgrift Revocable Living Trust the within named bargainor, and that such persons as trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by such persons as trustees.

Witness my hand, at office, this the 19 day of August, 2008.

Ted L. Hoskins
NOTARY PUBLIC

My Commission Expires
April 12, 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This transfer is exempt from Tennessee Real Estate Recording Tax pursuant to Tenn. Code Ann. § 67-4-409 (a)(3).

Ben H. Vandgrift
Elsie C. Vandgrift
AFFIANT

TED L. HOSKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 12, 2010

Subscribed and sworn to before me this the 19 day of August, 2008.

Ted L. Hoskins
NOTARY PUBLIC

My Commission Expires: April 12, 2010