This Instrument Prepared By:
Kelly Worman
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Commerce Center, Suite 1000
211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 12/22/08 13:56 6 pgs
Fees:32.00 Taxes:0.00
20081222-0121980

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Peggy Tate<br>2523 Batavia St.<br>Nashville, TN 37202 | Same | 092-06-047300 |

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For and in consideration of the sum of $10.00 cash in hand paid, **ANDREA PRATT, LARRY ROGAN, CAROLYN NEIL, DENNIS ROGAN, THOMAS ROGAN**, and **JAMES ROGAN** (collectively, the "Grantors"), as tenants in common, do hereby quitclaim and convey unto **PEGGY TATE** (the "Grantee"), all of their right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on **EXHIBIT "A"** attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 2523 Batavia St., Nashville, Tennessee 37202.

The Property is conveyed subject to any and all limitations, restrictions and encumbrances as may affect the Property.

The Property conveyed herein is not the usual place of residence of any of the Grantors.

Grantors and Grantee constitute all descendents of Mary E. Rogan, deceased, who died intestate. This instrument is intended to vest full fee simple title to the Property in Grantee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[signatures appear on following page]

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this 13th day of December, 2008.

**GRANTORS:**

Andrea Pratt

Larry Rogan

Carolyn Neil

Dennis Rogan

Thomas Rogan

James Rogan

[notary acknowledgements appear on following page]

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Andrea Pratt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of December, 2008.

Gloria D. Frierson
Notary Public

My Commission Expires: My Commission Expires MAY 2, 2011
My Commission Expires MAY 2, 2011

GLORIA D. FRIERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Larry Rogan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of December, 2008.

Gloria D. Frierson
Notary Public

My Commission Expires: My Commission Expires MAY 2, 2011

GLORIA D. FRIERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Carolyn Neil**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of December, 2008.

Gloria D. Frierson
Notary Public

My Commission Expires: My Commission Expires MAY 2, 2011

GLORIA D. FRIERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.



N KLW 676971 v1
0-0 11/21/2008

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Dennis Rogan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of December, 2008.

Gloria S. Frierson
Notary Public

My Commission Expires: My Commission Expires MAY 2, 2011

GLORIA S. FRIERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Thomas Rogan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of December, 2008.

Gloria S. Frierson
Notary Public

My Commission Expires: My Commission Expires MAY 2, 2011

GLORIA S. FRIERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **James Rogan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of December, 2008.

Gloria S. Frierson
Notary Public

My Commission Expires: My Commission Expires MAY 2, 2011

GLORIA S. FRIERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.



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The actual consideration for this transfer is $ 0.

Peggy Tate
Affiant

Subscribed and sworn to before me, this the 13th day of December, 2008.

Gloria S. Frierson
Notary Public

My Commission Expires: My Commission Expires MAY 2, 2011

GLORIA S. FRIERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.



N KLW 676971 v1
0-0 11/21/2008

**EXHIBIT "A"**

Being the West 14 feet of Lot No. 66 and all of Lot No. 67 in Falconer, Ashcraft's Subdivision of Lots No. 18 & 19, in Boyd McNairy Tract Plan of Lots, which plans are of record in Book 57, Page 121, Register's Office for Davidson County, Tennessee. Said Lot No. 67 and part of Lot 66 adjoin and front together 50 feet on the southerly side of Batavia Street and run back between parallel lines 145 feet to an alley.

Being the same property conveyed to Mary E. Rogan, by Installment Deed of record in Book 4845, Page 438, Register's Office for Davidson County, Tennessee.