**The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.**

**This instrument prepared by Little, House & Griffith 750 Old Hickory Boulevard Suite 150, Building Two Brentwood, Tennessee 37027**

Davidson County DEEDQC
Recvd: 01/06/09 13:00 4 pgs
Fees:22.00 Taxes:0.00

20090106-0001259

# QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: SAME | MAP/PARCEL NUMBER: |
|---|---|---|
| Virginia Dean Ferrell<br>110 Lynn Lee Drive<br>Old Hickory, TN 37138 | | 53-12/260 |

FOR AND IN CONSIDERATION of consideration, the receipt and sufficiency of which is hereby acknowledged, CLAUDE LEE FERRELL, JR., of Davidson County, Tennessee ("Grantor"), by these presents does hereby remise, release and forever quitclaim unto Virginia Dean Ferrell, ("Grantee"), all of Grantor's interest in fee simple in Grantee in certain tracts or parcels of real estate located in Davidson County, Tennessee and further described herein on Exhibit A hereto.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

The transfer of the real property described herein is being done in connection with asset balancing for estate planning purposes and is not intended as a gift of such property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first above written.

**GRANTOR:**

Claude Lee Ferrell Jr.

**CLAUDE LEE FERRELL, JR.**

**STATE OF TENNESSEE]**
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLAUDE LEE FERRELL, JR., 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 9th day of December; 2008.

NOTARY PUBLIC
My Commission Expires: 3/23/10

MEREDITH M. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code. Ann. Section 67-4-409 and hereby swears and affirms that there is no monetary consideration for this transfer and that the actual consideration for this transfer is $0.00.

Virginia Dean Farrell
Affiant

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Sworn to and subscribed before me this 9th day of December, 2008.

NOTARY PUBLIC
My Commission Expires: 3/20/12

MEREDITH M. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**EXHIBIT A**

Land in Davidson County, Tennessee, being Lot No. 3 of the Re-subdivision of Lots No. 22, 23 and 24 Block "C", C.S. Sliger Property, of record in Book 9700, Page 626, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claude Lee Ferrell, Jr. by deed of record in Book 11,722, Page 410, Register's Office for Davidson County, Tennessee.