Davidson County DEEDQC
Recvd: 02/13/09 13:32 2 pgs
Fees:12.00 Taxes:0.00
20090213-0012809

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN
Telephone: 615-661-8099
File No. 08-1907

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jerry W. Drake and wife, Sherry G. Drake** hereinafter referred to as "Grantor(s)", does hereby bargain, sell, remise, release, quit claim and convey unto **THE JERRY W. AND SHERRY G. DRAKE REVOCABLE TRUST** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being Lot no 64. on the Plan of Cephas Woodards Subdivision of Lots No 5 and 6 of the Woodard Property, as of record on Book 161, Page 174, Register's office for said County Tennessee.
Said Lot no 64, fronts 50 feet on the easterly side of 12th Avenue North formerly Epps Avenue and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Jerry W. Drake and wife Sherry G. Drake by Warranty Deed from Credit Suisse First Boston Mortgage Capital LLC by and through its Attorney in fact Fairbanks Capital Corporation of Record in Instrument # 20030128-0011491, Dated January 21, 2003, and filed for record January 28, 2003, said register's office.

This is improved property commonly known as: 1826 12th Ave North, Nashville, TN 37208

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS Grantor's hand this 5th day of January, 2009.

Jerry W. Drake, ~~Trustee~~

Sherry G. Drake, ~~Trustee~~ {SEAL}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 5th day of January, 2009, before me, the undersigned officer duly commissioned and qualified, personally appeared, Jerry W. Drake and Sherry G. Drake, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

Notary Seal present, but could not be reproduced.

Notary Public

Bill Garrett
Davidson County Register of Deeds

My Commission expires: 1.23.2011
STATE OF TENNESSEE
COUNTY OF DAVIDSON

CITY OF NASHVILLE,
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 5 day of January, 2009.

Notary Public
My Commission expires: 9.19.09

ADDRESS OF NEW OWNERS:
Person or Agency responsible for taxes:
Map/Parcel: 081-07-0-363.00
Jerry W. Drake, Trustee and Sherry G. Drake, Trustee
472 Ed Harris Road
Ashland City, TN 37015

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.