THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $108,884.21

Elfriede Muggler
Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2009.

Notary Public
My Commission Expires: 11/7/12
(AFFIX SEAL)

FROM:	TO:
JAMES A. BENTLEY AND WIFE, TERESA BENTLEY	ELFRIEDE MUGGLER, UNMARRIED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
ELFRIEDE MUGGLER P.O. Box 148026 Nashville, TN 37214	New Owner	096130058.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the herinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, JAMES A. BENTLEY AND WIFE, TERESA BENTLEY hereinafter called the GRANTOR, do hereby grant, quitclaim, and convey unto ELFRIEDE MUGGLER, UNMARRIED, hereinafter called the GRANTEES, all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

BEING Lot No. 76 on the Plan of Perry Heights Subdivision, of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James A. Bentley and wife, Teresa Bentley, by deed from Elfriede Muggler, unmarried, of record in Instrument 20050907-0107323, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The street address of the Real Property is 2721 Nodyne Drive; Nashville, TN 37214,
____ Unimproved/ XX Improved real property.

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

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 29TH day of OCTOBER, 2009.

GRANTOR:

James A. Bentley
JAMES A. BENTLEY

Teresa K. Bentley
TERESA BENTLEY

BILL GARRETT, Davidson County
Trans:T20090073912 DEEDQC
Recvd: 10/30/09 11:14 2 pgs
Fees:13.00 Taxes:402.87
20091030-0100302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James A. Bentley and Teresa Bentley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October, 2009.

My Commission Expires: 11/7/10

NOTARY PUBLIC

