Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

BILL GARRETT, Davidson County
Trans:T20090083812 DEEDQC
Recvd: 12/11/09 14:07 2 pgs
Fees:12.00 Taxes:0.00
20091211-0113393

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
James F. Maggard, Jr. and
Sarah J. Maggard, Co-Trustees,
Maggard Family Revocable
Living Trust Agreement
4066 Lake Parkway
Hermitage, TN 37076

Send Tax Bills To:
Same

Map and Parcel No.
098 01 0 027.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **James F. Maggard and wife, S. Jane Maggard** ("Grantors"), this day have bargained and sold, and hereby quitclaim, convey and transfer unto **James F. Maggard, Jr. and Sarah J. Maggard, Co-Trustees, Maggard Family Revocable Living Trust Agreement dated** December 7, **2009** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING Lot No. 23 on the Plan of Lake Park, Section I, as of record in Book 4175, Page 134 & 135, Register's Office for Davidson County, Tennessee.

(Description from prior deed of record).

Being the same property conveyed to James F. Maggard and wife, S. Jane Maggard, by Warranty Deed from Charles Dean Russell, Jr. and wife, Minnie M. Russell, dated July 29, 1977, of record in Book 5178, page 368, Register's Office, Davidson County, Tennessee.

*James F. Maggard, Jr. and James F. Maggard are one and the same person.

*Sarah J. Maggard and S. Jane Maggard are one and the same person.

THIS CONVEYANCE is subject to restrictions of record in Book 4429, Page 577, and amended in book 4516, Page 751, Register's Office for Davidson County, Tennessee and any existing easements

This is improved property known as 4066 Lake Parkway Drive, Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 7th day of December, 2009.

James F. Maggard, Jr.

Sarah J. Maggard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 7th day of December 2009.

Notary Public

My Commission Expires: 12/6/2011

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 **James F. Maggard, Jr.** and **Sarah J. Maggard**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December, 2009.

Notary Public

My Commission Expires:
12/6/2011