BILL GARRETT, Davidson County
Trans:T20090087824 DEEDQC
Recvd: 12/31/09 09:37 2 pgs
Fees:12.00 Taxes:0.00
20091231-0118781

Prepared by:
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MANIER & HEROD, a Tennessee,
Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9336

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Lisa Wachter, Trustee **819 Old Dickerson Pike** **Goodlettsville, TN 37072**	**Lisa Wachter, Trustee** **819 Old Dickerson Pike** **Goodlettsville, TN 37072**	**Map-071 04 0** **Parcel-130.00**

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, MIRIAN R. HALMONTALLER (hereinafter referred to as "Grantor"), whose address is 94 Twin Hills Drive, #205, Madison, Tennessee 37115, by these presents, does hereby quitclaim and convey unto LISA WACHTER, TRUSTEE OF THE MIRIAN R. HALMONTALLER LIVING TRUST dated December 29, 2009, her successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all right, title and interest in and to the following described property located in Davidson County, Tennessee:

Being the easterly 20 feet of Lot No. 32 and the westerly 80 feet of Lot No. 34 on the Map of John L. Gordon's Subdivision, as of record in Book 843, Page 61, Register's Office for said County.

Said parts of lots adjoin and front together 100 feet on the southerly side of Gordon Terrace and run back between lines, 269 feet more or less on the easterly line of said part of Lot No. 34, and 265 feet more or less on the westerly line of said part of Lot No. 32, to a dead line in the rear, measuring 100 feet more or less thereon.

Being the same property conveyed to LUTHER JAMES HALMONTALLER AND WIFE, MIRIAN ROBERTA HALMONTALLER AND H. C. BLACKBURN AND WIFE, ROBBIE EDNA BLACKBURN, by Warranty Deed dated July 18, 1962, from H. Loyd Scobey and wife, Corrine S. Scobey of record in Book 2034, page 485, Register's Office of Davidson County.

The above described property is being conveyed subject to restrictions in Book 1380, page 221, said Register's Office.

#492466

This is improved property known as: **128 Gordon Terrace, Nashville, Davidson County, Tennessee 37207.**

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor's parents, H. C. BLACKBURN AND ROBBIE EDNA BLACKBURN, now both deceased. An AFFIDAVIT OF HEIRSHIP TO REAL PROPERTY is recorded as Instrument Number 20091230-0118259, in the Register's Office, Davidson County, Tennessee, establishing that MIRIAN R. HALMONTALLER is the sole heir and owner of said property by intestate succession. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 29th day of December, 2009.

Mirian R. Halmontaller
MIRIAN R. HALMONTALLER, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Elizabeth Hamilton, a Notary Public of this County, MIRIAN R. HALMONTALLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 29th day of December, 2009.

ELIZABETH HAMILTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E Hamilton
Notary Public My Commission Expires SEPT. 3, 2012
My Commission Expires: _____

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 67-4-409(a)(3)(F).

#492466