BILL GARRETT, Davidson County
Trans:T20090087824 DEEDQC
Recvd: 12/31/09 09:37 2 pgs
Fees:12.00 Taxes:0.00
20091231-0118782

Prepared by:
Karen G. Ashworth
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-034 03 0** **Parcel-070.00**

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:

> Land in 10th Civil District of Davidson County, Tennessee, described according to the Preliminary Plan of Shepherd Hills, Section 5, being lot No. 167 as shown on said Plan as follows:
>
> BEGINNING at a point in the westerly margin of East Hill Drive at the common corner of Lots Nos. 166 and 167; thence northerly with the Drive, 115 feet to the corner of Lots 167 and 168; thence westerly along the line between said lots, 350 feet to a point; thence southerly 100 feet to the corner of Lots 166 and 167; thence easterly along the line between said lots, 351.6 feet to the beginning.
>
> Being the same property conveyed to L. J. Halmontaller and wife, Mirian Halmontaller, by Warranty Deed dated October 5, 1959, from A. J. Coleman and wife, Edith Coleman, as of record in Book 3283, page 1, Register's Office for Davidson County, Tennessee. Luther James Halmontaller passed away on March 4, 2002, leaving title to said property vested in his wife, Mirian R. Halmontaller, in fee simple.

#492487

This is improved property known as: **2116 East Hill Drive, Madison, Davidson County, Tennessee 37115.**

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor and her deceased spouse. 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.

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).