BILL GARRETT, Davidson County
Trans:T20100004418 DEEDQC
Recvd: 01/22/10 13:08 3 pgs
Fees:17.00 Taxes:0.00
20100122-0005746

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is TEN ($10.00) DOLLARS.

Charles D. Battenslag
Affiant

Sworn to and subscribed before me on this 22 day of January 2010.

KAREN MARGULIES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

K Margulies
Notary Public

My commission expires: 7-8-13

This instrument was prepared by:
Samuel M. Mingledorff
Attorney at Law
45 Crosswinds Drive
Mount Juliet, Tennessee 37122

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Charles D. Battenslag 2313 Ingleside Road Nashville, TN 37214	Same as Owner	Map/Parcel 09503009700

QUITCLAIM DEED

WHEREAS, **FRED G. BATTENSLAG and wife, IRENE G. BATTENSLAG** ("Grantee") jointly owned a certain tract of land in Wilson County, Tennessee described hereinbelow:

Being lot 157 on the Plan of Merry Oaks of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 157 fronts 100 feet on the southerly side of Ingleside Road and runs backs between parallel lines244 feet on the west line and 205.2 feet on the east line to a dead line on which it measures 107.5 feet.

Being the same property conveyed to Fred G. Battenslag and Wife, Irene G. Battenslag, by deed from Hayden P. Sellers and

Douglas Sellers of record in deed book 2012, page 409, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and set-back lines as are applicable to the property above described.

This is improved property known as 2313 Ingleside Road, Nashville, Tennessee 37214.

Fred G. Battenslag died in Davidson County, Tennessee on October 29, 1981. As of that date, and pursuant to Tennessee statutes governing tenancy by the entirety, title to this property vested, in fee simple, to his widow, Irene G. Battenslag.

Irene G. Battenslag died, and died testate, in Davidson County, Tennessee on October 26, 2005. The Last Will and Testament of Irene G. Battenslag has been entered into probate in the Probate Court for Davidson County, Tennessee under Docket No. 09P-1831. Thus the property described hereinabove is properly and currently vested in the Estate of Irene G. Battenslag. Further, the Probate Court for Davidson County, Tennessee, upon proper petition and hearing, has approved the appointment of Charles D. Battenslag to serve as Executor and/or Personal Representative of the Estate of Irene G. Battenslag.

NOW, THEREFORE, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, the **ESTATE OF IRENE G. BATTENSLAG**, the Grantor, does hereby convey, remise, release and forever quitclaim unto **CHARLES D. BATTENSLAG**, a single person, the Grantee, his heirs and assigns, all of its right, title and interest in and to the certain tract of land in Davidson County, Tennessee as described hereinabove.

I further covenant and bind myself, in my capacity as duly and lawfully appointed Executor and/or Personal Representative of the Estate of Irene G. Battenslag, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 22nd day of January, 2010.

Charles D. Battenslag, Executor

ESTATE OF IRENE G. BATTENSLAG, by
Charles D. Battenslag
Executor/Personal Representative

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 **CHARLES D. BATTENSLAG**, Executor of the Estate of Irene G. Battenslag, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purpose therein contained.

WITNESS my hand and official seal this 22 day of January, 2010.

K Marguliés
Notary Public

My Commission Expires: 7.8.13

KAREN MARGULIES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY