**Prepared by: Charles H. Patton, Attorney at Law, 5100 Poplar Avenue, Suite 2723, Memphis, TN 38137, (901) 685-8475**

## QUIT CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that I, **REGINA E. CHILDS,** for and in consideration of Ten Dollars ($10.00) cash in hand paid, together with other good and valuable consideration, receipt of which is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim, and convey all of my right, title and interest in and to the below-described property to **THE REGINA E. CHILDS REVOCABLE LIVING TRUST, REGINA E. CHILDS,** Trustee or her successors in trust and any amendments thereto. Said property is real property situated in the State of Tennessee, County of Davidson, and is more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Quail Ridge, Section Five, as of record in Book 9700, page 474, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is made subject to (a) restrictive covenants which appear of record in Book 10831, page 201, Register's Office for Davidson County, Tennessee,; (b) all mechanics and materialman's liens that have been filed or which may be filed in the future (Regina E. Childs through her chosen contractor has commenced construction of the house prior to the date of this closing); © all matters shown on plan of record in Book 9700, page 474, including (i) all matters shown in an owner's certificate; (ii) this plan shows a 75 foot minimum building setback line from Brick Church Pike, (pursuant to note on the plan, minimum building setback lines shall be determined by Metro Zoning Regulations); (iii) a 25 foot easement for sanitary sewers and drainage along the northwestern (rear) property line; (iv) a 20 x 20 foot driveway easement as shown on said plan; (v) a portion of the lot lines in an area designated as a Zone "A" Flood Hazard Area as shown on Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 470040-00918 and Panel No. 470040-01008 both dated June 1, 1982; (vi) there is a 5 foot dedication for right of way on the front of said lot (vii) taxes for the year 1998; and (viii) a 10 foot drainage easement along the southwestern property line as shown on plat of record in Book 9700, page 474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Grantor by Warranty Deed of record in Book 11156, page 219, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100020140 DEEDQC
Recvd: 04/06/10 14:43 2 pgs
Fees:12.00 Taxes:0.00
20100406-0025789

The Trustees of said trust (or any successor trustees) to have full power to sell, mortgage, rent, lease and convey, without the purchaser lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan, or rent.

This instrument is prepared without benefit of title search or abstract, and the preparer gives no opinion as to title

**IN TESTIMONY WHEREOF**, I have executed this instrument this date March 25TH, 2010.

Regina E. Childs
REGINA E. CHILDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Regina E Childs
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 6 DAY OF April 20 10
J. Chandler
Deputy Register

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **REGINA E. CHILDS,** personally known to me (or proved to me by satisfactory evidence) and who acknowledged that she executed the foregoing instrument as a free act and deed.

**WITNESS** my hand and Notarial Seal at this office this date March 25TH, 2010.

Rick J. Hahn
NOTARY PUBLIC

My commission expires:
3-29-11

RICK J. HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Property ID: Map 32-10; Parcel 15.
Owner: The Regina E. Childs Revocable Living Trust, 4278 Brick Church Pike, Whites Creek, TN 37189.
Mail Tax Notices to: Regina E. Childs at owner's address.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).