BILL GARRETT, Davidson County
Trans:T20100027722 DEEDQC
Recvd: 05/10/10 08:51 2 pgs
Fees:12.00 Taxes:0.00
20100510-0035382

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

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Leonard Boyd Coffee, Trustee
Leonard Boyd Coffee Revocable
Living Trust Agreement
1540 South Mt. Juliet Road
Mt. Juliet, TN 37122

Send Tax Bills To:
Same

Map andParcel No.
Map 095 07
Parcel 122.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Leonard B. Coffee**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Leonard Boyd Coffee, Trustee, Leonard Boyd Coffee Revocable Living Trust Agreement dated March 18, 2010,** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 239 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 239 is described as follows: Beginning at a point in the Westerly margin of McGavock Pike, the common corner of Lots Nos. 238 and 239; thence with the line between said lots Westerly 307 feet to a point in the Easterly line of Lot No. 30; thence with the line of Lots Nos. 30 and 31, Southerly 105.2 feet to a concrete monument in the North line of the Baxter property; thence with the line of said Baxter property, South 87 degrees East 307.3 feet to the Westerly margin of McGavock Pike; thence with the margin of said Pike, Northerly 92 feet to the beginning. This being a part of the property conveyed to Fidelity Federal Savings and Loan Association of Nashville, by Deed from Louis Leftwich, Jr., Trustee, of Record in Book 2278, Page 107, said Register's Office.

Being the same property conveyed to Leonard B. Coffee and wife, Helen Louise O. Coffee, by Warranty Deed from Claude D. Savage and wife Anna Mae Savage dated June 12, 1958, of record in Book 2752, page 287, Register's Office, Davidson County, Tennessee. Helen Louise O. Coffee died on October 18, 2009 resulting in the property being vested in Leonard B. Coffee as surviving tenant by the entirety.

* Leonard Boyd Coffee and Leonard B. Coffee are one and the same person.

This is improved property known as 262 McGavock Pike, Nashville, TN.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 30th day of April 2010.

Leonard B. Coffee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Leonard B. Coffee**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2010.

Amber J. Turner
Notary Public

AMBER J. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
6-10-12

STATE OF TENNESSEE
COUNTY OF Wilson

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

Leonard B Coffee
Affiant

Sworn to and subscribed to before me, this the 30th day of April, 2010.

Amber J. Turner
Notary Public

AMBER J. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
6-10-12