THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
5107 Maryland Way, Suite 115
Brentwood, TN 37027

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(3)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 0.00

Rose Ann Watkins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF May, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-4-2010

ADDRESS NEW OWNER(S) AS FOLLOWS:
The Rose Ann Watkins
Revocable Living Trust
~~320 Old Hickory Blvd., #2204~~
~~Nashville, TN 37221~~
5316 Edmondson Pike
Nashville, TN 37211

SEND TAX BILLS TO:
~~Countrywide Bank~~
~~P.O. Box 660694~~
~~Dallas, TX 75266-0694~~
Same

TAX PARCEL ID NUMBER
~~128120A13600CO~~
161-01-0A
04500CO

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Rose Ann Watkins, a single woman, do hereby remise, release and quitclaim unto Rose Ann Watkins, Trustee, and her successors in trust, of The Rose Ann Watkins Revocable Living Trust, its successors and assigns, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County, State of Tennessee, to wit:

> BEING Unit No. 5316-#3 as shown on the Plan of Danbury, of record in Book 6612, page 122, Register's Office for Davidson County, Tennessee, together with Garage No. 12 as shown on said plat, together with an undivided interest in the common elements of the Danbury Homeowner's Association, all described in Book 6612, page 75, et seq., said Register's Office. Being the same property conveyed to Rose Ann Watkins, by Quitclaim Deed from William Wallace Watkins, recorded on the 6th day of October, 2005, as Instrument No. 20051006-0120984, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 5316 Edmondson Pike, Nashville, TN 37211.

WITNESS my hand this 19 day of May, 2010.

Rose Ann Watkins
Rose Ann Watkins

BILL GARRETT, Davidson County
Trans:T20100030422 DEEDQC
Recvd: 05/20/10 10:36 1 pgs
Fees:12.00 Taxes:0.00
20100520-0038960

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Rose Ann Watkins, the 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 and official seal at Brentwood, Williamson County, Tennessee, this 19 day of May, 2010.

Notary Public

My commission expires: 6-4-2010

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN