BILL GARRETT, Davidson County
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PREPARED BY (AND RETURN TO):

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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No: 50409

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary G. Tygret 4533 Carlton Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 13016003100

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, the undersigned, hereinafter called **Beverly Jane Gates, Kathryn Elizabeth Gates and Robert A. Gates, Jr., individually and as the heirs at law of Jane S. Gates and Robert A. Gates, Grantor,** have bargained and sold, and by these presents do hereby transfer and quitclaim unto **Mary Gates Tygret,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Cherry Acres Subdivision of record in Book 2083, page 35, Register's Office for said County.

Said Lot No. 13 fronts 215 feet on the westerly margin of Carlton Drive and extends back between parallel lines 204 feet to a dead line in the rear.

Being the same property conveyed to Robert A. Gates and wife, Jane S. Gates by Warranty Deed from Gavin R. Harper and wife, Eula Faye Harper, dated November 1, 1955 and recorded on November 1, 1955, of record in Book 2483, page 385, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 22, 2000, recorded on January 3, 2001, of record in Doc. No. 20010103-0001060, said Register's Office, Robert A. Gates and Jane S. Gates conveyed subject property to Beverly Jane Gates, Mary Gates Tygret, Kathy Gates and Robert A. Gates, Jr. as tenants in common, reserving a life estate in such property until the death of the surviving grantor. By quitclaim Deed dated January 8, 2002, recorded on January 11, 2002, of record in Doc. No. 20020111-0005124, subject property was conveyed to Jane S. Gates and Robert A. Gates, with rights of survivorship between them, a 99.5% interest, and Beverly Jane Gates, Mary Gates Tygret, Kathy Gates and Robert A. Gates, Jr., with rights of survivorship as between them, a 0.5% interest. The said Robert A. Gates and Jane S. Gates have since died with Jane predeceasing Robert. By Affidavit of Heirship recorded as Doc. No. 20100524-0040027 in the Register's Office for Davidson County, Tennessee, Beverly Jane Gates, Mary Gates Tygret, Kathryn Elizabeth Gates (a/k/a Kathy Gates) and Robert A. Gates, Jr. were established as the heirs at law of Robert A. Gates.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 4533 Carlton Drive, Nashville, Tennessee 37215

WITNESS THE EXECUTION HEREOF this 21st day of May, 2010 .

Beverly Jane Gates

Kathryn Elizabeth Gates

Robert A. Gates, Jr.

State of TENNESSEE
County of DAVIDSON

On this 21st day of May, 2010 , before me the undersigned authority, personally appeared **Beverly Jane Gates, Kathryn Elizabeth Gates and Robert A. Gates, Jr.** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $_____-0-_____

Affiant

Sworn and subscribed before me this 21st day of May, 2010.

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011