THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29617-07-2010** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 28th day of July, 2010. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

QUITCLAIM DEED

Address New Owner: GREGORY R. FLANAGAN AND WIFE, KENDALL J. FLANAGAN 106 Clarendon Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 116 060 00500

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, LOUIS CHRISTOPHER WILLIAMS, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT DATED MAY 20, 1997 (A LIVING TRUST), ("Grantor"), does hereby quitclaim, transfer and convey unto GREGORY R. FLANAGAN AND WIFE, KENDALL J. FLANAGAN, , ("Grantee"), his heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 106 Clarendon Avenue, Nashville, TN, 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2010.

LOUIS CHRISTOPHER WILLIAMS, TRUSTEE
UNDER REVOCABLE TRUST AGREEMENT
DATED MAY 20, 1997 (A LIVING TRUST)

BILL GARRETT, Davidson County
Trans:T20100046710 DEEDQC
Recvd: 07/30/10 10:21 2 pgs
Fees:12.00 Taxes:0.00
20100730-0059748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LOUIS CHRISTOPHER WILLIAMS, TRUSTEE , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2010.

Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

EXHIBIT "A"

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee, located on Clarendon Avenue, south of Highway 70 South, and being shown as Parcel 5.00 on Map 116-06, belonging to Williams, as evidenced in Instrument Number 20061109-0139598 in the Register's Office for Davidson County, Tennessee (RODCT), said parcel also shown as part of Lot 14 of the Plan of Deerfield Subdivision as evidenced in Plat Book 547 page 191, RODCT, and being more particularly described as follows:

BEGINNING at an iron pin located on the south margin of Highway 70 South (Harding Pike) said iron pin being in the east line of Lot 14 and said iron pin being in the west line of Lot 15, and said iron pin being approximately Northeast 105 feet more or less from the intersection of Davidson Road and Highway 70 South and said iron pin also being the northeast corner of the property herein described and said iron pin being the northwest corner of McLeod (Map 116-06 Parcel 6.00), as evidenced in Deed Book 4093, Page 32 RODCT, thence;

1) leaving the south margin of Highway 70 South, with the line common to McLeod, South 41 degrees 35 minutes 57 seconds East, passing an iron pin at a distance of 544.22 feet, a total distance of 569.12 feet to an iron pipe, said iron pipe being in the south line of the property herein described, and said iron pipe being the southeast corner of Lot 14, and said iron pipe also being the southwest corner of Lot 15, and being in the west line of Wallace (Map 116-10 Parcel 1.00), as evidenced in Deed Book 10687 Page 734, RODCT, thence;

2) turning a corner, with the line common to Wallace, South 54 degrees 37 minutes 02 seconds West, a distance of 34.27 feet to an iron pin, said iron pin being in the south line of the property herein described, and said iron pin being the northwest corner of Wallace and said iron pin also being the northeast corner of Grote (Map 116-10 Parcel 10.00) as evidenced in Instrument Number 20090115/0003796, RODCT, thence;

3) leaving the line common to Wallace, with the line common to Grote, South 46 degrees 40 minutes 55 seconds West, a distance of 239.69 feet to an iron pipe on the east margin of Clarendon Avenue, said iron pipe being the southwest corner of the property herein described and said iron pipe being the northwest corner of Grote, thence;

4) with the east margin of Clarendon Avenue, with a curve turning to the left with an arc length of 50.20 feet , with a radius of 830.88 feet, with a chord bearing of North 38 degrees 20 minutes 19 seconds West, with a chord length of 50.19 feet to an iron pin, said iron pin being a corner of the property herein described and said iron pin being the southwest corner of Lackey (Map 116-06 Parcel 4.00) as evidenced in Instrument Number 20071127/0137413, RODCT, thence;

5) leaving the east margin of Clarendon Avenue, with the line common to Lackey, North 46 degrees 40 minutes 55 seconds East a distance of 126.10 feet to an iron pin, said iron pin being an interior corner to the property herein described and to Lackey, thence;

6) continuing with the line common to Lackey, North 03 degrees 05 minutes 21 seconds East a distance of 56.60 feet to an iron pin, said iron pin being an interior corner to the property herein described and to Lackey, thence;

7) continuing with the line common to Lackey, North 41 degrees 04 minutes 39 seconds West a distance of 182.00 feet to an iron pin, said iron pin being an interior corner to the property herein described and to Lackey, thence;

8) continuing with the line common to Lackey, North 63 degrees 34 minutes 39 seconds West a distance of 107.60 feet to an iron pin, said iron pin being an interior corner to the property herein described and to Lackey, thence;

9) continuing with the line common to Lackey, North 49 degrees 44 minutes 40 seconds West a distance of 169.51 feet to an iron pin on the east margin of Highway 70 South, said iron pin being the northwest corner of the property herein described and said iron pin being the northeast corner of Lackey, thence;

10) leaving the line common to Lackey, with the south margin of Highway 70 South, North 38 degrees 37 minutes 08 seconds East a distance of 170.06 feet to an iron pin the BEGINNING, containing 1.7949 acres or 78187 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated July 14, 2010.

Being the same property conveyed to Louis C. Williams, married, by Warranty Deed from John O'Neal Clayton, married, recorded on 01/07/05 as Instrument Number 20050107-0002947, Register's Office for Davidson County, Tennessee. Being further conveyed to Louis Christopher Williams, Trustee, under Revocable Trust Agreement dated May 20, 1997 (a Living Trust), by quitclaim deed from Louis C. Williams and wife, Theresa L. Williams, recorded in Instrument No. 20061109-0139598, said Register's Office.