BILL GARRETT, Davidson County
Trans: T20100048675 DEEDQC
Recvd: 08/06/10 11:24 1 pgs
Fees: 12.00 Taxes: 0.00

20100806-0062115

**This instrument prepared by:**
Kay B. Housch, Esq., BPR #010995
222 Second Ave. North, Suite 310
Nashville, TN 37201

**File No. 2010-058**

# QUITCLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>SunTrust Bank, Trustee | (NAME)<br>Same as new owner | Map and Parcel number:<br>14616009800 |
| (STREET ADDRESS)<br>401 Commerce Street, Suite 2100 | (STREET ADDRESS) | 16008000500 |
| (CITY) (STATE) (ZIP)<br>Nashville TN 37230-5110 | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged SunTrust Bank, (formerly Third National Bank in Nashville) Trustee of the Betty B. Ragsdale Family Trust under the will of Betty B. Ragsdale, deceased of record in Instrument No. 5584-1414672, Probate Court of Davidson County, Tennessee , Grantor, does hereby quitclaim and convey unto the said SunTrust Bank, (formerly Third National Bank in Nashville) Trustee of the James S. Ragsdale Family Trust under the will of James S. Ragsdale, deceased of record in Instrument No. 5573-1396198, Probate Court of Davidson County, Tennessee, Grantee herein, its successors, heirs and assigns, all of its right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

**Tract 1:** Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Brentwood Hall, Section V, of record in Book 2133, page 127, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
Being the same property conveyed to John T. Pinkston and wife Bess W. Pinkston by deed of record in Book 3282, page 605, Register's Office of Davidson County, Tennessee. The said John T. Pinkston and Bess W. Pinkston having since died, he having predeceased her and she having died testate, devising the herein described property to Betty Ann Ragsdale under will of Bess W. Pinkston of record in Will Book 130, page 721, Probate Court of Davidson County, Tennessee. The said Betty Ann Ragsdale being one and the same person as Betty B. Ragsdale and she having since died testate, devising the herein described property to SunTrust Bank, formerly Third National Bank in Nashville, Trustee of the Betty B. Ragsdale Family Trust under the will of Betty B. Ragsdale, deceased, in Instrument No. 5584-1414672 Probate Court of Davidson County, Tennessee.

**Tract 2:** Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Broadwell Acres, of record in Book 2663, page 118, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
Being the same property conveyed to James Sherwood Ragsdale and wife Betty Buchanan Ragsdale by deed of record in Book 3863, page 350, Register's Office of Davidson County, Tennessee. The said James Sherwood Ragsdale and Betty Buchanan Ragsdale having since died, he having predeceased her and she having died testate, devising the herein described property to SunTrust Bank, formerly Third National Bank in Nashville, Trustee of the Betty B. Ragsdale Family Trust under the will of Betty B. Ragsdale, deceased, in Instrument No. 5584-1414672 Probate Court of Davidson County, Tennessee.

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

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 6th day of August, 2010.

Affiant

**My Commission Expires: May 6, 2013**

My commission expires: _____ (Affix Seal)

Notary Public

SHIRLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is improved property known as 450 Rochelle Drive, Nashville, Davidson County, Tennessee (Tract 1)
500 Baxter Lane, Nashville, Davidson County, Tennessee (Tract 2)

Witness my hand this 6th day of August, 2010.

**SunTrust Bank, (formerly Third National Bank in Nashville) Trustee of the Betty B. Ragsdale Family Trust under the will of Betty B. Ragsdale, deceased**

By: Nancy Carr
Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, Nancy Carr, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President of the maker, **SunTrust Bank, (formerly Third National Bank in Nashville) Trustee of the Betty B. Ragsdale Family Trust under the will of Betty B. Ragsdale, deceased**, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office in Nashville, Tennessee, this 6th day of August 2010.

My commission expires: **My Commission Expires: May 6, 2013**

Notary Public

SHIRLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Encumbrances:
1. 2010 real property taxes a lien, due and payable, but not yet delinquent.
2. All matters shown on the plats of record in Book 2133, page 127, and in Book 2663, page 118, Register's Office, Davidson County, Tennessee.