THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., 150 FOURTH AVENUE, NORTH, SUITE 1850, NASHVILLE, TENNESSEE 37219-1901; (615)259-9344.

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Erin Tate and David Scott Foster 10816 Snow White Dallas, Texas 75229	Same	143.06 Parcel 065.00 CO

The legal description and the state of title of the herein conveyed property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **CAROL M. TATE**, hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto **ERIN TATE and DAVID SCOTT FOSTER** (husband and wife), as joint tenants with right of survivorship, hereinafter called the "Grantees", their heirs and assigns, **a 6.50% percent undivided interest** in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Harpeth Trace Estates, Phase II as of record in Plat Book 5200, pages 556 thru 558, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Chester Neal Tate and wife, Carol M. Tate, by Warranty Deed from Timothy W. Light and wife, Rachel B. Light, of record in Instrument No. 20030702-0091935, Register's Office for Davidson County, Tennessee.

The said Chester Neal Tate having died on September 13, 2009, and whose Will is being probated in the Probate Court of Davidson County, Tennessee, under Docket Number 09P1508, and said property having passed to Carol M. Tate as his surviving spouse.

BILL GARRETT, Davidson County
Trans:T20100052653 DEEDQC
Recvd: 08/24/10 14:22 3 pgs
Fees:18.00 Taxes:96.20
20100824-0067060

This conveyance is made subject to:

1. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;

2. Declaration of Covenants, Conditions and Restrictions for Harpeth Trace of record in Book 5120, pages 209 and 918, Book 5380, page 357 and in Book 6094, page 769, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons);

3. Easement of record in Book 4967, page 244, Register's Office for Davidson County, Tennessee; and

4. All matters appearing on the Plan of record in Plat Book 5200, pages 556 thru 558, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 512 Harpeth Oaks Court, Nashville, TN 37221.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11 day of Aug, 2010.

Carol M Tate

CAROL M. TATE

* *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $ 26,000.00 .

Carol M Tate
AFFIANT

Sworn to and subscribed before me

this 11 day of August, 2010.

O. Jennifer Yang
NOTARY PUBLIC

My Commission Expires: 5/20/2014

O JENNIFER YANG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

* *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, O. Jennifer Yang, a Notary Public in and for said County and State, **CAROL M. TATE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 11 day of August, 2010.

O. Jennifer Yang
NOTARY PUBLIC

My Commission Expires: May 20, 2014

O JENNIFER YANG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY