BILL GARRETT, Davidson County
Trans:T20100064742 DEEDQC
Recvd: 10/13/10 09:53 3 pgs
Fees:17.00 Taxes:0.00
20101013-0081932

This instrument prepared by:

**Lehman Title & Escrow, LLC**
**Six Cadillac Drive, Suite 190**
**Brentwood, Tennessee 37027**
**(615)371-8999**

NOTE: This instrument prepared from the information furnished by the parties. No title insurance is being provided.
File No.:

# QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the **5th day of October, 2010**, by and between **James L. Barton and wife, Julia E. Barton**, party of the first part, and **James L. Barton, married and Priscilla McGuire, married, as tenants in common with rights of survivorship**, parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Nashville**, County of **Davidson**, State of Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 3, on the plan of Lea Gran, of record in Plat Book 2083, page 88, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bertie M. Binkley, now deceased, by deed from Martha B. Schuster, a widow of William D. Schuster, Book 4635, page 601, and further to James L. Barton by Will and Order of the Probate Court for Davidson County, Tennessee, Closing the Estate of Bertie M. Binkley in Instrument No. 20050127-0010126, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Real Property Taxes; (2) All Mortgages, loans and encumbrances of record in the Register of Deeds Office for Davidson County, Tennessee; (3) All restrictions of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

XX The property is improved with an address of: **1132 Lipscomb Drive, Nashville, TN 37204**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

James L. Barton
**James L. Barton**

Julia E. Barton
**Julia E. Barton**

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Personally appeared before me, **the undersigned a notary public in and for said County and State, James L. Barton** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this **5th day of October 2010.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/12/2011




STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Personally appeared before me, **the undersigned a notary public in and for said County and State, Julia E. Barton** the within named 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 at office, this 5th **day of October 2010.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/12/2011




STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

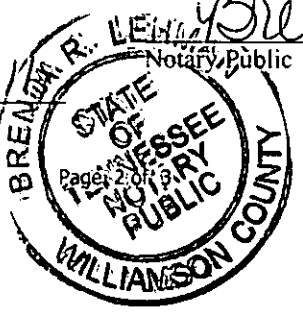
I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $-0- .

James L. Barton
Affiant

Subscribed and sworn to before me this the 5th **day of October, 2010.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/12/2011



(SPACE BELOW THIS LINE FOR
STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
**131-12-1**

NAME AND ADDRESS OF A PROPERTY OWNER:
**James L. Barton**
**1132 Lipscomb Drive**
**Nashville, TN 37204**

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES

**James L. Barton**
**1132 Lipscomb Drive**
**Nashville, TN 37204**