BILL GARRETT, Davidson County
Trans:T20100065485 DEEDQC
Recvd: 10/15/10 11:18 3 pgs
Fees:17.00 Taxes:0.00
20101015-0082735

THIS DOCUMENT PREPARED BY: **Jeffrey Mobley** **Howard & Mobley, PLLC** 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Janet E. Ayers, Trustee 314 Whitworth Way Nashville, TN 37205	SAME	Map 104-14 OH- Parcel 031.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, Janet E. Ayers, hereby remise, release and quitclaim all of my right, title and interest in the house and lot described on Exhibit A attached hereto to Janet E. Ayers, Trustee of The Janet E. Ayers Living Trust, established by the Revocable Trust Agreement of Janet E. Ayers, dated June 15, 2009, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 6th day of October, 2010.

Janet E. Ayers

Janet E. Ayers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet E. Ayers, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of October, 2010.

Notary Public

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 21 on the Plan of Whitworth, Section 1, Phase 3, as of record in Plat Book 7900, Pages 866-868, as amended by Instrument of record in Book 9582, page 834 and Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James W. Ayers by deed from Kathleen Elizabeth Harbour and husband, James Huey, of record as Instrument No. 20051104-0133792, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Janet E. Ayers by deed from James W. Ayers of record as Instrument No. 20101001-0078447, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

By-Laws of Whitworth Homeowner's Association, Inc. of record in Book 8026, Page 335, and amended in Instrument No. 20020812-0097386, Register's Office for said County. By-Laws of Whitworth HOA of record in Book 9567, Page 210, said Register's Office.

The Plan of record in Plat Book 7900, Page 866-868, amended in Book 9582, Page 834 and Book 10270, page 34, said Register's Office.

Declarations of Covenants, Conditions and Restrictions of record in Book 9567, Page 185 and Book 9567, Page 216, Book 9567, Page 259, said Register's Office.

Declarations of Covenants, Conditions and Restrictions in Book 8026, Page 305 and amended in Book 8282, Page 45, said Register's Office. Declaration of Annexation of Whitworth, Section C in Book 10503, Page 139, said Register's Office.

Deed of easement as set out in Book 9567, Page 691, said Register's Office.

Sewer Easement of record in Book 3573, Page 442, said Register's Office.

Storm Water Detention Agreement of record in Book 10633, Page 334, said Register's Office.

Charter of Whitworth Homeowners Association of record in Book 8090, Page 691, amended in Book 8283, Page 523, said Register's Office. Articles of Amendment to the Charter of record in Book 10428, Page 795, said Register's Office.

Easement Agreement of record in Book 9778, Page 16, said Register's Office.

Deed of Conveyance to Metropolitan Government of Davidson County of record in Book 10360, Page 307 and Book 10360, Page 372, said Register's Office.

This is improved property known as 314 Whitworth Way, Nashville, TN 37205.