****THIS INSTRUMENT PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY.****

This Instrument Prepared By & Return To:
Foundation Title And Escrow, LLC
30 Burton Hills Blvd., Ste. 175
Nashville, TN 37215

STATE OF Tennessee
County of Davidson
The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2010.

Notary Public
My Commission Expires: 7-31-12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans: T20100073248 DEEDQC
Recvd: 11/18/10 11:29 3 pgs
Fees: 17.00 Taxes: 0.00
20101118-0092383

QUITCLAIM DEED

NEW OWNER:
Robert H. Denton
2013 Manchester Avenue
Nashville, TN 37218

SEND TAX BILLS TO:
same

MAP/PARCEL
06916003100

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Theresa Keegan a/k/a Theresa Hollars and Raymond Denton and Robert H. Denton, Individually and as Heirs to the Estate of Nellie Ruth Denton**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Robert H. Denton**, GRANTEE, all right, title and interest in the said property listed below:

Land in the 13th Civil District of Davidson County, Tennessee, and being further described as follows:

Beginning at a point in the Westerly margin of Manchester Avenue, 80 feet Southerly from State Highway No. 112; thence with the Northerly line of the lot being described and with the Southerly line of other property owned by the said John L. Robins and Westerly 150 feet to the Easterly line of the McCool property; thence with said line and Southerly 50 feet to a point; thence Easterly and parallel with said State Highway 150 feet to the Westerly margin of said Manchester Avenue, thence Northerly with the same 50 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Ellis E. Gunter and wife Betty Gunter, Shirley Gunter DeCarlo and husband, Dominic DeCarlo and Wayne Gunter and wife Judy Gunter to Nellie Ruth Denton and Theresa Kay Hollars, both unmarried as recorded on the 29th day of September, 1994 in Book 9477, Page 933 and Probate recorded in Docket No. 09P244, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2013 Manchester Avenue, Nashville, TN 37218.

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

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 1st day of November, 2010.

Theresa Keegan

Theresa Keegan a/k/a Theresa Hollars
Individually and as Heir to the Estate of Nellie Ruth Denton

Raymond Denton
Individually and as Heir to the Estate of Nellie Ruth Denton

Robert H. Denton
Individually and as Heir to the Estate of Nellie Ruth Denton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Theresa Keegan a/k/a Theresa Hollars and Raymond Denton, Individually and as Heirs to the Estate of Nellie Ruth Denton,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of November, 2010.

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 7.3.12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert H. Denton, Individually and as Heir to the Estate of Nellie Ruth Denton,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of November, 2010.

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 7-3-12