BILL GARRETT, Davidson County
Trans:T20100077853 DEEDQC
Recvd: 12/10/10 08:37 2 pgs
Fees:12.00 Taxes:0.00
20101210-0098347

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1909 Lebanon Pike
Nashville, TN 37210

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Ruby L. Seagraves, by these presents do hereby quitclaim and convey to Ruby L. Seagraves and Melody L. Rife, as tenants in common, with right of survivorship all of my right, title, life estate and interest in and to the following described tract of land to wit:

LAND in Davidson County, Tennessee, described as follows, to-wit

BEING Unit 202 on the plan of Laurel Hill Courtyard Homes of record in Book 6900, Page 573, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Carl G. Seagraves and wife, Ruby L. Seagraves by Quitclaim Deed, dated January 7, 2010 and recorded in Instrument No. 20100122-0005716, Register's Office for Davidson County, Tennessee. The said Carl G. Seagraves died on November 4, 2010, leaving Ruby L. Seagraves the surviving tenant.

This instrument is subject to any and all restrictions, covenants, conditions, and building setback lines of record.

This instrument was prepared without an examination of title and the preparer of this instrument makes no representations of any kind to any persons or entities as to the status or quality of title, or as to any restrictions, physical or legal encroachments, zoning, fitness for any particular use, the accuracy of the description, the legal disability or competency of any party to this instrument, lawful access to or easement for the above-described Property, or as to any other matters connected with said Property. The preparer of this instrument has provided no legal advice or counseling to any party of this transaction concerning any federal or state tax consequences connected herewith, and any affected party hereto is advised, prior to closing, to seek the advice of a competent tax attorney or a certified public accountant with respect thereto. The preparer of this instrument has not acted as a "Settlement Agent" or "Closing Agent" with respect to this transaction. The preparer of this instrument was retained for the sole purpose of preparing the instrument.

WITNESS my hand and seal on this 3rd day of December, 2010.

Ruby L. Seagraves

Ruby L. Seagraves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby L. Seagraves, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of December, 2010.

Jenny York
Notary Public

JENNY YORK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 05/18/11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed. (transfer within family to create Tenacy in Common)

Melody L. Seagraves
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 3rd day of December, 2010.

Jenny York
Notary Public

JENNY YORK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 05/18/11

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**Map/Parcel:**
Ruby L. Seagraves	BAC Countrywide Mortgage	064-13-0-B-50.00
202 Laurel Hill Drive	P.O. Box 10211	
Old Hickory, TN 37138	Van Nuys, CA 91499	