This instrument prepared by and return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, Tennessee 37212

Map & Parcel: 96-16A-20

BILL GARRETT, Davidson County
Trans:T20110000450 DEEDQC
Recvd: 01/03/11 15:24 2 pgs
Fees:12.00 Taxes:0.00
20110103-0000631

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor(s), the receipt and sufficiency of which is hereby acknowledged, I, **Peggy S. Cates,** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **Peggy S. Cates, and David L. Butler, as tenants in common, with rights of survivorship,** the Grantee herein, in fee simple, his successors, heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot 25, on the Plan of Section 1, Phase One – "B", Larchwood, Planned Unit Development, of record in Book 6200, Page 171, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof..

Being the same property conveyed to Peggy S. Cates unmarried from Larchwood Homes Associates, a Tennessee Joint Venture, by Warranty Deed, dated January 23, 1985, of record in Book 6482, Page 748, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES AND/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 316 Lake Brink Drive, Nashville, TN 37214.

Peggy S. Cates

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peggy S. Cates**, 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 and seal, this the 3 day of January, 2011.

JUSTIN DELOACHERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

Notary Public

My Commission Expires (SEAL)

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Subscribed and sworn to before me, this 3 day of January, 2011.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Notary Public

My Commission Expires: 5/20/14 (SEAL)

New Owner:

Peggy S. Cates
316 Lake Brink Dr.
Nashville, TN 37214

Send Tax Bills to:

New Owner