File No. 17810C

BILL GARRETT, Davidson County
Trans:T20110008528 DEEDQC
Recvd: 02/09/11 13:17 3 pgs
Fees:17.00 Taxes:0.00
20110209-0011465

This Instrument was prepared by:
J. Blake Freeman, Attorney At Law
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 05800013100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Jeanan Mills Stuart, Conservator for Prince Angelo Gates, Probate No. 10P-1326,** does hereby quitclaim and convey unto **Princess A. Gates,** all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

A small tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:
Beginning at a point in the center line of King Road at the northwest corner of the Carney Campbell property; thence with Campbell's line, South 1 deg. West 630 feet to a point; thence South 80 deg. West 210 feet to a point; thence North 1 deg. 630 feet to the center line of King Road; thence with the center of the same, North 80 deg. East 210 feet to the point of beginning, containing 3 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED HEREFROM is a portion of said property described in Deed Book 8868, page 229, and described as follows:
Land in Metropolitan Nashville, Davidson County, Tennessee, a parcel of land being situated on the southerly side of Kings Lane as shown on Property Map No. 58, Subdivision No. 72-175-G and being one parcel of the resubdivision of a tract belonging to Samuel L. Gates and Ellen P. Gates, and more particularly described as follows:
Beginning at a stake on the southerly boundary of Kings Lane, 499.8 feet from the southeasterly corner of Timothy Road and Kings Lane, thence North 79 deg. 30 min. East 100 feet to a stake on the southerly side of Kings Lane; thence South 1 deg. West 605.0 feet on a line between Lots 1 and 2 of said resubdivision to a stake on the dead line; thence South 79 deg. 30 min. West 100 feet to a stake on the dead line; thence North 1 deg. East 605.0 feet to the point of beginning, as shown on a survey by Ernest Davis, Registry No. 157 of May 27, 1972.
BEING the same property conveyed to Princess A. Gates by Quitclaim Deed from Herbert L. Buchanan, Jr., Trustee, dated April 28, 1991, and filed in Book 8868, page 229, said

Register's Office.

BEING the same property conveyed to Samuel L. Gates and wife, Ellen P. Gates by Installment Deed of record in Book 4408, page 590, said Register's Office. The said Samuel L. Gates have predeceased Ellen P. Gates. Ellen P. Gates left a Last Will & Testament and on February 18, 1993, Letters of Testamentary were issued by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 93P-236, appointing Princess A. Gates as Personal Representative. A life estate was granted to Prince Angelo Gates and a subsequent life estate granted to Princess A. Gates with the remainder interest to Samuel L. Gates, Jr. pursuant to a Affidavit Regarding Real Property filed in Instrument No. 20010425-0041298, said Register's Office. The said Samuel L. Gates, Jr. having conveyed his interest to Princess A. Gates by Quitclaim deed dated December 17, 1993, and filed in Book 9205, page 219, said Register's Office. Pursuant to Order Approving Purchase of Ward's Life Estate in the Matter of Prince Angelo Gates, Ward, Probate No. 10P-1326, authority is given to Jeanan Mills Stuart, Conservator, to convey said life estate interest to Princess A. Gates.

IN WITNESS WHEREOF, I have hereunto set my hand on this 4th day of February, 2011.

Jeanan Mills Stuart, Conservator

Jeanan Mills Stuart, Conservator for
Prince Angelo Gates 2-4-11

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanan Mills Stuart, Conservator., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 4th day of February, 2011.

Notary Public

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires Nov. 5, 2014

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer is $ -0-

Princess A. Gates
Affiant

Subscribed and sworn to before me this 4th day of February, 2011.

Notary Public

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires Nov. 5, 2014

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NEW OWNER(S)
Princess A. Gates
3819 King's Lane
Nashville, TN 37218-1518

SEND TAX BILL TO:
New Owners