BILL GARRETT, Davidson County
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Fees:12.00 Taxes:0.00
20110331-0024777

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL M. BOYD
ATTORNEY AT LAW
P.O. BOX 2666
LEWISBURG, TENNESSEE 37091

FOR IDENTIFICATION ONLY:
PARCEL ID: 165 09 0A 018.00
DAVIDSON COUNTY TENNESSEE Assessor's Office
ADDRESS PER ASSESSOR : 1928 PORT JAMES CR, ANTIOCH, TN 37013

QUIT CLAIM FROM: PEGGY M. WARREN AND MARGARET CAROLE ROBERTSON, CO-EXECUTRICES OF THE LAST WILL AND TESTAMENT OF GLADYS P. LENTZ

TO: PEGGY M. WARREN AND MARGARET CAROLE ROBERTSON

In order to evidence the distribution of real estate pursuant to the Last Will and Testament of Gladys P. Lentz, we , the undersigned, **PEGGY M. WARREN AND MARGARET CAROLE ROBERTSON, CO-EXECUTRICES OF THE LAST WILL AND TESTAMENT OF GLADYS P. LENTZ,** do hereby quit claim unto **PEGGY M. WARREN, INDIVIDUALLY, AND MARGARET CAROLE ROBERTSON, INDIVIDUALLY, AS EQUAL TENANTS IN COMMON,** their heirs and assigns, all our right, title, interest, and estate in and to the following described realty lying and situated in the **DAVIDSON** County, Tennessee, and more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 78 on the Plan of LAKEWOOD VILLAGE, SECTION ONE, of record in Book 9700, Page 464, and Book 9700, page 555, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

This is the same realty conveyed to Gladys Parrish Lentz (THE SAME PERSON AS GLADYS P. LENTZ) by deed from Fischer & Ford Group LLC, by instrument of record BOOK 11240, PAGE 801, Register's Office of Davidson County, Tennessee; SAID INSTRUMENT IS THE SOURCE OF THE DESCRIPTION USED HEREIN.

The said GLADYS P. LENTZ, died testate on DECEMBER 14, 2009. Her Last Will and Testament was admitted to probate in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee, in Case No. 10P-174, on February 2, 2010, and the undersigned, PEGGY M. WARREN AND MARGARET CAROLE ROBERTSON, qualified as Co-Executrices of said Will. Under the terms of the Last Will and Testament of Gladys P. Lentz, the above described realty was devised to Peggy M. Warren and Margaret Carole Robertson in equal shares.

The realty is quit claimed subject to the following:

1. Any existing easements for highway, road, or utility purposes which may affect the realty.
2. Declaration of Covenants, Conditions, and Restrictions for Lakewood Village, Section One, of record in Book 10753, page 41, Register's Office of Davidson County, Tennessee.
3. Charter for Lakewood Village Homeowners Association of record in Book 10344, page 371, in said Register's Office.
4. All matters expressed or implied noted on the Plan or plat of LAKEWOOD VILLAGE SECTION ONE, of record in Book 9700, page 464 and Book 9700, page 555, in said Register's Office.
5. Stormwater Retention Easement of record in Book 10951, page 684, in said Register's Office.

This 30 day of March, 2011

Peggy M. Warren
PEGGY M. WARREN

Margaret Carole Robertson
MARGARET CAROLE ROBERTSON
CO-EXECUTRICES OF THE LAST WILL AND TESTAMENT OF GLADYS P. LENTZ

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, Michael M. Boyd, a Notary Public in and for the County and State aforesaid, PEGGY M. WARREN, CO-EXECUTRIX OF THE LAST WILL AND TESTAMENT OF GLADYS P. LENTZ, with whom I am personally acquainted (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCED), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

My commission expires: 10-31-2012

Witness my hand, at office, this 30 day of March, 2011.

Michael M. Boyd
NOTARY PUBLIC

SEAL:

MICHAEL M. BOYD
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, Michael M. Boyd, a Notary Public in and for the County and State aforesaid, MARGARET CAROLE ROBERTSON, CO-EXECUTRIX OF THE LAST WILL AND TESTAMENT OF GLADYS P. LENTZ, with whom I am personally acquainted (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCED), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

My commission expires: 10-31-2012

Witness my hand, at office, this 30 day of March, 2011.

Michael M. Boyd
NOTARY PUBLIC

SEAL:

MICHAEL M. BOYD
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Marshall

The undersigned makes oath that the actual value or consideration of this transfer is -0-, QUIT CLAIM.

Margaret Carole Robertson

Sworn to and subscribed before me this 30 day of March, 2011.

Michael M. Boyd
NOTARY PUBLIC

SEAL:

MICHAEL M. BOYD
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

NAME AND ADDRESS OF PROPERTY OWNER &
RESPONSIBLE FOR TAXES:
PEGGY M. WARREN AND MARGARET CAROLE ROBERTSON
ADDRESS: 113 CLARK DRIVE
MOUNT PLEASANT TN. 38474