Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Julia F. Powers and Rachel M. Garner 3703 Yelton Drive Nashville, TN 37211
SEND TAX BILLS TO:	First Tennessee Bank, N.A. 1 Mortgage Way Mount Laurel, NJ 08054
MAP-PARCEL NOS.	133-06-0 173

Davidson County DEEDQC
Recvd: 05/23/11 11:20 3 pgs
Fees:17.00 Taxes:0.00
20110523-0039244

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration with a value greater than Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, and for the express purposes of making a re-conveyance to Julia F. Powers and Rachel M. Garner, as tenants in common with the right of survivorship, I, **Julia Fran Compton Powers,** (herein "Grantor") by these presents do hereby quitclaim and convey all of my interest to **Cindy S. Smith, Trustee,** (herein "Trustee") her successors and assigns, all of our interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 Leonard Heights, as of record in Book 2330, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 130 feet on the westerly side of Yelton Drive and runs back 126.3 feet on the north side and 184.5 feet on the south side to a dead line in the rear, which is a broken line, measuring 183.9 feet thereon.

Being the same property conveyed to Charles O. Compton and wife, Grace Elizabeth Compton, from Leslie E. Gaines and Joe Gaines by Warranty Deed recorded on September 27, 1955, in Book 2451, Page 447, Register's Office for Davidson County, Tennessee. Charles O. Compton and Grace Elizabeth Compton have both died. See Affidavit of Heirship recorded on December 29, 2010, in Instrument No. 20101229-0103376, said Register's Office.

Being the same property conveyed to Julia Fran Compton Powers from William Eugene Compton, Robert Dean Compton and Mary Beth Compton, by Quitclaim Deed recorded on January 7, 2011, in Instrument No. 20110107-0002080, said Register's Office.

This is improved property with a common address of 3703 Yelton Drive, Nashville, TN 37211.

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

And now, I the said **Cindy S. Smith, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest in said property to **Julia F. Powers and Rachel M. Garner as tenants in common with the right of survivorship,** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect said premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall refer to the appropriate gender as the context requires.

The intent of this conveyance is to vest the above Property in both Julia F. Powers and Rachel M. Garner and if one dies, then the entire Property shall be owned by the survivor.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of May 2011.

Julia Fran Compton Powers

Julia Fran Compton Powers

Trustee

Cindy S. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Julia Fran Compton Powers,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of May 2011.

Judy Tygard
Notary Public
My Commission Expires: _____

JUDY B. TYGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Cindy S. Smith, Trustee,** with whom I am personally acquainted, or who 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 official seal at office, this 20th day of May 2011.

Judy Tygard
Notary Public
My Commission Expires:_____

JUDY B. TYGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 20th day of May 2011.

Judy Tygard
Notary Public
My Commission Expires _____

JUDY B. TYGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2012

Powers & Garner 1101-007 05-19-2011

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Andrew P. Charlton a notary public for this county and state, Cindy S. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ANDREW P. CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013

MY COMMISSION EXPIRES: 11/4/2013

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).