PICK-UP

BILL GARRETT, Davidson County
Trans:T20110030817 DEEDQC
Recvd: 05/24/11 11:05 3 pgs
Fees:17.00 Taxes:0.00
20110524-0039667

This instrument prepared by:
Gary A. Hain
Attorney at Law
P.O. Box 623
Hendersonville, Tennessee 37077-0623

QUIT CLAIM DEED

ADDRESS OF OWNERS: BARBARA RUMBLE
369 DADE DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO: BARBARA RUMBLE
369 DADE DRIVE
NASHVILLE, TN 37211

MAP-PARCEL NO. MAP 148-5-135
F.B. 5D-03403

THIS CONVEYANCE, is made this the 20th day of May, 2011 by Mary Elaine Denny Van Cleave, Grantor, to Barbara Rumble, Grantee.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and 00/100 ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, the Grantor hereby conveys and quit claims unto Grantee all her right, title and interest in and to the following described real estate, located in Davidson County, Tennessee, to wit:

Being lot 26 on the Plan of Haywood Heights, Section II, as of record in book 2663, page 13, Register's Office, for Davidson County, Tennessee.

Said Lot 26 fronts 80.0 feet on the southerly side of Dade Drive and runs back 203.0 feet on the easterly line and 215.6 feet on the westerly side, which is a broken line, to a dead line in the rear on which it measures 86.5 feet.

Being the same property conveyed to Robert H, Denny and Wife Elaine Denny, by deed from William C. Lanius and wife, Linda B. Lanius of record in Book 7005, Page 504. Register's Office for Davidson County, Tennessee.

And was Quit claimed to Mary Elaine Denny, recorded Book 6236, Page 505, Register's Office Davidson County, Tennessee February 24, 1984.

This is improved property, known as 369 Dade Drive, Nashville, Tennessee.

This is the same description as in previous deed of record.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and assigns forever; and we do covenant with said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representative to warrant and forever defend the title to said land to the said GRANTEE(S) their heirs and assigns, against the lawful claims of all persons whomsoever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ABOVE. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. The terms " Grantor" and "Grantee" and any pronouns shall be read in the singular and plural number and in such gender as the context may require.

IN WITNESS WHEREOF, the Grantor has hereunder set his hand and seal on the date first above written.

Mary Elaine Denny Van Cleave

MARY ELAINE DENNY VAN CLEAVE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, the within named, Mary Elaine Denny Van Cleave, with whom I am personally acquainted, or who proved to me based on satisfactory evidence to be the person who executed the within instrument and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand, at office this 20th day of May, 2011.

Gary A Hain
Notary Public

GARY A. HAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: MY COMMISSION EXPIRES: June 19, 2012

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $00.00. Subscribed and sworn to before me, this the 20th day of May, 2011.

Barbara Rumble
BARBARA RUMBLE

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

Gary A Hain
Notary Public

GARY A. HAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: MY COMMISSION EXPIRES: June 19, 2012