THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30220-08-2011** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2011. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

QUITCLAIM DEED

Address New Owner: Jo Lynne Bain and Timothy J. Leneave 7120 Commonwealth Circle Nashville, Tn 37221	**Send Tax Bills To:** Farmer's Bank & Trust 330 Mayfield Drive, Ste. C-6 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 126 150 B 24800 CO

FOR AND IN CONSIDERATION and for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship, **Jo Lynne Bain, unmarried,** does hereby quitclaim and convey unto **Gerald G. Patterson, Trustee**, his successors and assigns, all my right, title and interest in and to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section Three, Lexington Point, of record in Instrument No. 20020116-0006331, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jo Lynne Bain, unmarried, by deed from Frances Dunaway (formerly known as Frances E. Benz) and spouse, James Landon Dunaway, of record in Instrument No. 20111003-0076259, Register's Office for Davidson County, Tennessee.

This is improved property known as 7120 Commonwealth Circle, Nashville, TN, 37221.

And now, Gerald G. Patterson, **Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey **unto Jo Lynne Bain, unmarried and Timothy J. Leneave, unmarried, as joint tenants with the right of survivorship**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, We have executed this instrument on this 1st day of November, 2011.

Jo Lynne Bain, unmarried

Gerald G. Patterson, Trustee

BILL GARRETT, Davidson County
Trans:T20110070762 DEEDQC
Recvd: 11/09/11 10:44 2 pgs
Fees:17.00 Taxes:0.00
20111109-0087635

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jo Lynne Bain, unmarried , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, Trustee, with whom I am personally acquainted (or 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, at office, this 1st day of November, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section Three, Lexinbton Point, of record in Instrument No. 20020116-00006331, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description,.

Being the same property conveyed to Jo Lynne Bain, unmarried, by deed from Frances Dunaway (formerly known as Frances E. Benz) and spouse, James Landon Dunaway, of record in Instrument No. 20111003-0076259, Register's Office for Davidson County, Tennessee.