BILL GARRETT, Davidson County
Trans:T20120011172 DEEDQC
Recvd: 02/14/12 15:17 2 pgs
Fees:12.00 Taxes:0.00
20120214-0013035

THIS INSTRUMENT PREPARED BY:
RICHARD M. SMITH, ATTORNEY
SMITH CASHION & ORR, PLC
231 THIRD AVENUE NORTH
NASHVILLE, TN 37201

**QUITCLAIM DEED**

| ADDRESS OF NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Maria E. Rogers | Same | 172 14 OB 148.00 |
| 208 Wallingford Square | | |
| Nashville, TN 37211 | | |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged The Dealous Ira Downs Jr. Revocable Living Trust U/A/D May 3, 2001, hereinafter called Grantor, by these presents does hereby quitclaim and convey unto Maria E. Rogers, hereinafter called Grantee, her successors and assigns, any and all of Grantors' right, title and interest in and to the following real property situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 148, FIRST REVISION OF WINFIELD PARK, PHASE 1, SECTION 2, AS SHOWN ON PLAT OF RECORD AS INSTRUMENT NO. 200002250018480, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING the same property conveyed to The Dealous Ira Downs Jr. Revocable Living Trust U/A/D May 3, 2001 recorded March 1, 2007 from D. Ira Downs Jr. and Maria E. Rogers of record as instrument No. 20070301-0025073, said registers office.

Parcel Identification No.: 172 14 0B 148.00

Property Address: 208 Wallingford Square, Nashville, Tennessee 37211

AND NOW The Dealous Ira Downs Jr. Revocable Living Trust U/A/D May 3, 2001, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey unto Maria E. Rogers, her successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 10th day of February, 2012.

299883 (4400.19428)

**The Dealous Ira Downs Jr. Revocable Living Trust**
**U/A/D May 3, 2001**

**BY:** Ira Downs Jr

**ITS:** Beneficiary of Living Trust

STATE OF TENNESSEE
)
COUNTY OF DAVIDSON )

Before me, Janetta L. Pittman, a notary public of the state and county mentioned, personally appeared Ira Downs, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 10th day of February, 2012.

Janetta L. Pittman
Notary Public
My Commission Expires: 5-6-13

JANETTA L. PITTMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2013

**The actual consideration for this transfer is** 0.

AFFIANT

Subscribed and sworn to before me, this the 10th day of February, 2012.

Janetta L. Pittman
Notary Public
My Commission Expires: 5-6-13

JANETTA L. PITTMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2013

299883 (4400.19428)