THIS INSTRUMENT PREPARED BY:
Robert S. Peters
120 North Jefferson St.
Winchester, Tennessee 37398

TAX RESPONSIBILITY: Owner
James L. Barton
5312 Barton Vale Ct.
Nashville, TN 37211

TAX ID: 131-12-1

BILL GARRETT, Davidson County
Trans:T20120013987 DEEDQC
Recvd: 02/27/12 11:25 2 pgs
Fees:12.00 Taxes:0.00
20120227-0016633

PICK-UP

QUITCLAIM DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, **PRISCILLA MCGUIRE**, hereinafter referred to as Grantor, does hereby this day quitclaim unto **JAMES L. BARTON**, hereinafter referred to as Grantee, his heirs and assigns, all my right title and interest in and to the following described real estate situate and lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 3, on the plan of Lea Gran, of record in Plat Book 2083, page 88, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James L. Barton, married and Priscilla McGuire, married by deed recorded in Instrument No. 2010103-0081932, Register's Office, Davidson County, Tennessee.

Subject to:

Any and all recorded and unrecorded governmental zoning regulations, building restrictions and setback lines, and subdivision covenants or ordinances, or easements or rights-of-way for public utilities in effect thereon.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN, WITHOUT THE BENEFIT OF A SURVEY OR TITLE EXAMINATION, FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.

WITNESS my hand this the 22 day of FEBRUARY, 2012.

Priscilla McGuire
PRISCILLA MCGUIRE

BLAKE E. WORTHINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, the within named bargainor(s), **Priscilla McGuire** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal at office this 22, day of FEBRUARY, 2012.

NOTARY PUBLIC

My Commission Expires: MAY 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James L. Barton
AFFIANT

Subscribed and sworn to me before this 27 day of February, 2012.

Jennifer Thomas
NOTARY PUBLIC/REGISTER

My Commission Expires: Aug. 16, 2015

JENNIFER THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY