Prepared by:
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513 Landau Drive

BILL GARRETT, Davidson County
Trans:T20120037708 DEEDQC
Recvd: 05/22/12 15:33 3 pgs
Fees:17.00 Taxes:0.00
20120522-0044484

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	PARCEL ID:
Mr. & Mrs. Sam C. Ferguson **705 Burleigh Court** **Nashville, TN 37221**	**(SAME)**	**102 03 0 119.00**

WHEREAS, Clara Nell Prince died on November 5, 2010, and at the time of her death she owned certain real property located at 513 Landau Drive, Nashville, Davidson County, Tennessee, 37209, known in the Offices of the Tax Assessor for Davidson County, Tennessee, as Parcel Identification #102 03 0 119.00 (the "Property"); and

WHEREAS, an *Order Admitting Last Will and Testament to Probate Without Administration and for the Purpose of Establishing Muniment of Title* was recorded in the offices of the Register of Deeds for Davidson County, Tennessee, as Instrument Number 20110111-0002969 on January 11, 2011, establishing title to the property in fee simple in C. Denise Prince Ferguson as the sole beneficiary of the Estate of Clara Nell Prince;

NOW AND FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, C. DENISE PRINCE FERGUSON (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto C. DENISE PRINCE FERGUSON and her husband, SAM C. FERGUSON, as tenants by the entireties (hereinafter referred to as "Grantees"), their successors and assigns, all right, title and interest in and to the following described property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1267 on the Map of Charlotte Park Subdivision, Section 18 as of record in Book 3600, pages 51 and 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 1267 fronts 83.00 feet on the southwesterly side of Landau Drive and extends back 162.0 feet on the northwesterly line and 166.4 feet on the southeasterly line to a dead line in the rear measuring 58.94 feet thereon.

Being the same property conveyed to Billy B. Prince and wife, Clara Nell Prince, by Warranty Deed dated March 3, 1965, of record in Book 3867, Page 209 in said Register's Office, Billy B. Prince having predeceased Clara Nell Prince on November 24, 2008.

Also being the same property conveyed to C. Denise Prince Ferguson upon the death of Clara Nell Prince pursuant to her Last Will and Testament and the *Order Admitting Last Will and Testament to Probate Without Administration and for the Purpose of Establishing Muniment of Title* recorded in the offices of the Register of Deeds for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is improved property known as 513 Landau Drive, Nashville, Davidson County, Tennessee.

The legal description stated above has been taken from the prior Warranty Deed dated March 3, 1965, conveying the interest in said property to Billy B. Prince and wife, Clara Nell Prince. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 21 day of May, 2012.

C. Denise Prince Ferguson

C. Denise Prince Ferguson, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Clint Goodin, a Notary Public of this County, C. DENISE PRINCE FERGUSON, the within named bargainor, with whom I am personally acquainted (or 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, at office, this 21 day of May, 2012.

CLINT GOODIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 15, 2015

Notary Public
My Commission Expires: 08/15/2015

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

C. Denise Prince Ferguson

C. Denise Prince Ferguson, Grantor

CLINT GOODIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 15, 2015

Sworn and subscribed to before me this 21 day of May, 2012.

My Commission Expires: 08/15/2015

Notary Public