QUITCLAIM DEED

This document prepared by Jon L. Setzer, Attorney-At-Law, Suite 505, Cavalier Bldg., 95 White Bridge Road, Nashville, Tennessee 37205

FROM: Oneta Varnado, Trustee U/A/D May 29, 1997 of the Oneta Varnado Revocable Living Trust Agreement

BILL GARRETT, Davidson County
Trans:T20120039120 DEEDQC
Recvd: 05/29/12 14:34 2 pgs
Fees:12.00 Taxes:0.00
20120529-0046258

TO: Carol E. Varnado

MAP/PARCEL NUMBER: 131-12/113

Name and Address of Property Owner: Ms. Carol E. Varnado
1013 Battery Lane
Nashville, TN 37220

Send Tax Bills To: (SAME)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration for this transfer is: No Monetary Consideration

Oneta W. Varnado
Affiant

DONNA J. BRUCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Subscribed and sworn to before me, this date: June 26, 2009

Donna J. Bruce
Notary Public

My Commission Expires: July 8, 2009

I hereby QUITCLAIM to Carol E. Varnado all my interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Land in Davidson County, Tennessee, being part of Lot No.29 on the Plan of Zenaida Place, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, bearing the dates of October 4, and November 23, 1951, as follows:

Beginning in the center of Battery Lane at the northeast corner of the property conveyed to Ewing C. Drumright, Jr., and wife, by deed from Lorena and Ruby Shemwell, of record in Book 2027, page 147, Register's Office for said County, thence, with the easterly boundary line of said Drumright property, South 5 degrees West 697 feet to a stake in the northerly margin of an old lane, said point being Drumright's southeasterly corner; thence, South 5 degrees West 13.7 feet to an iron pin in the center of an old private lane; thence, South 86 degrees East 183 feet, more or less, to an iron pin at the southeasterly corner of said Lot No.29, thence in a northerly direction along a wire fence, as shown on said survey, 709.5 feet to the center line of Battery Lane; thence along the same, North 86 degrees 30 feet west 117 feet to the beginning, containing 2.88 acres, more or less, including the area contained within Battery Lane.

Being the same property conveyed to Oneta Varnado, Trustee U/A/D May 29, 2997 from Oneta W. Varnado, Individually, by deed of record by Instrument # 20010305-0020786, Register's Office for Davidson County, Tennessee.

Note 1: Oneta W. Varnado and Oneta Varnado are one and the same person.

This improved property is known as: 1013 Battery Lane, Nashville, TN 37220.

Witness my hand on (date) June 25, 2009.

Oneta W. Varnado
GRANTOR: ONETA VARNADO, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Oneta Varnado, a Notary Public in and for said County and State, the within named Oneta W. Varnado, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on (date) June 25, 2009

Donna J. Bruce
Notary Public

My Commission Expires: July 8, 2009

