This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Willo C. Tune, Trustee Margaret B. Davitt P.O. Box 541 C/O Susan Miller Dickson, TN. 37056	New Owner	093-15-0-005.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Margaret Ann Davitt
Affiant

BILL GARRETT, Davidson County
Trans:T20120045241 DEEDQC
Recvd: 06/19/12 13:23 3 pgs
Fees:17.00 Taxes:0.00
20120619-0053723

Subscribed and sworn to before me, this the 14th day of June, 2012.

L. M. Corriveau
Notary Public

My Commission Expires: _____
(Affix Seal)

L. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Margaret Butrum Davitt**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Margaret Ann Davitt, as to an additional fourteen percent (14%) interest in and to the Grantors one-third (1/3rd) undivided interest,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is unimproved property located at: 723 4th Avenue South, Nashville, TN 37210

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

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 14th day of June, 2012.

By: _____
Margaret Butrum Davitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Margaret Butrum Davitt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 14th day of June, 2012.

_____
Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, and being part of Lot 45 on the Barrow Grove Plan as recorded in Book "S", page 279, Register's Office for Davidson County, Tennessee.

Beginning at a P.K. nail in the westerly margin of Fourth Avenue, South and the northerly margin of Ash Street thence with the northerly margin of Ash Street, South 43 degrees, 04 minutes, 08 seconds West 128.82 feet to an iron pin in the northerly margin of Lafayette Street; Thence North 85 degrees, 29 minutes, 54 seconds, West 57.41 feet to an iron pin; thence North 45 degrees, 53 minutes, 18 seconds West 17.53 feet to an iron pin; Thence North 43 degrees, 54 minutes, 16 seconds, East 164.69 feet to an iron pin; Thence South 46 degrees, 33 minutes, 55 seconds, East 60 feet to the point of beginning, containing 9282.381 square feet or 0.213 acres. Pursuant to survey by Volunteer Surveying, David P. Blackman, RLS.

Being the same property conveyed to August Nickel from W.J.J. Yarbrough, et ux, of record in Book 481, page 96, Register's Office for Davidson County, Tennessee. August Nickel having died testate and devised by Will probated January 3, 1923, of record in Probate File Number 7610, to Clayanne Nickel for life and upon her death, to Emma Helen Nickel, Daisy Ida Nickel and Carrie Ursula Nickel, each a one-third (1/3rd), undivided interest with Emma Helen Nickel's interest being held in trust for life with the remainder to Daisy Ida Nickel and Carrie Ursula Nickel. Emma Helen Nickel deceased on October 1, 1956 (death Certificate no. 56-2247, Davidson County, Tennessee) leaving Daisy Ida Nickel and Carrie Ursula Nickel, now Carrie Ursula Nickel Tune, as owners of one-half (1/2) undivided interest each as tenants in common. Daisy Ida Nickel having died on April 13, 1979 (death certificate number 79-010359) a single woman, never married, without issue intestate leaving Carrie Ursula Nickel Tune her one-half (1/2) undivided interest as her sole, surviving heir.

Carrie Ursula Nickel Tune having died testate (Probate No. 67897) on the 16th day of July, 1979 in Nashville, County of Davidson, Tennessee, devising said property to William Nickel Tune, Walter C. Tune, Jr. and Douglas B. Tune each on undivided one-third (1/3rd) interest as tenants in common.

Walter C. Tune, Jr. having deeded his one-third (1/3rd) undivided interest as tenants in common to William Nickel Tune, by deed of record in Book 10373, page 250, Register's Office for Davidson County, Tennessee. William Nickel Tune having since died on July 22, 2001. Willo C. Tune, as Executor of the Estate of William Nickel Tune quitclaimed a two-thirds (2/3rd) undivided interest as tenants in common to Willo C. Tune, Trustee, of the Tune Joint Revocable Living Trust Agreement U/A/D May 5, 1994.

Douglas B. Tune having since died testate (Probate No. 93P613) leaving his one-third (1/3rd) undivided interest as tenants in common to his wife, Ann Butrum Tune a.k.a. Ann Redding Butrum Tune. Ann Redding Butrum Tune having since died testate on March 8, 2010 (Probate No. 10P477). Pursuant to the Last Will and Testament of Ann Redding Butrum Tune, Margaret Butrum Davitt was appointed Executor of the Estate of Ann Redding Butrum Tune. The said Margaret Butrum Davitt was unable at serve as Executor, therefore Margaret Ann Davitt was subsequently appointed as Trustee of the Estate of Ann Redding Butrum Tune. Ann Redding Buturm Tune's sole surviving heir was Douglas B. Tune, Jr., who died on January 19, 2005 leaving Margaret Butrum Davitt as sole devisee under the Last Will and Testament of Ann Redding Butrum Tune. Margaret Ann Davitt, as Executor of the Estate of Ann Redding Butrum Tune, deceased, further conveyed the one-third (1/3rd) undivided interest, to Margaret Butrum Davitt, by the Quit Claim Deed dated August 13, 2010 and filed of record in Instrument No. 20100826-0067510. Margaret Butrum Davitt conveyed fourteen percent (14%) of her one-third (1/3rd) interest to Margaret Ann Davit by Quit Claim Deed dated December 14, 2011 and being record in Instrument No. 20111215-0097931, Register's Office for Davidson County, Tennessee.