BILL GARRETT, Davidson County
Trans:T20120045475 DEEDQC
Recvd: 06/20/12 10:53 2 pgs
Fees:12.00 Taxes:0.00
20120620-0053988

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.00.

Walter R Blackburn
Affiant

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

Notary Public

My Commission Expires: 1-25-2012

This instrument prepared by:

Eric E. Rogers, Esq.
P. O. Box 190482
Nashville, TN 37219-0482

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Walter R. Blackburn, Trustee of The Walter Rogers Blackburn Revocable Living Trust Agreement 13586 Old Hickory Blvd Antioch, Tennessee 37013	**Walter R. Blackburn, Trustee of The Walter Rogers Blackburn Revocable Living Trust Agreement 13586 Old Hickory Blvd Antioch, Tennessee 37013**	**182 00 0 127.00**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Walter R. Blackburn, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Walter R. Blackburn, Trustee, and his successors-in-trust, of The Walter Rogers Blackburn Revocable Living Trust, its successors and assigns, his entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Old Hickory Blvd. at the southwest corner of the James E. Hooper property or record in Book 5062, page 410, thence with Hooper's westerly line north 2° - 23' east 1075.0 feet to an iron pin; thence north 86° - 13' west 199.0 fee to an iron pin; thence south 3° - 6' west 625.2 feet to the northerly margin of Old Hickory Blvd.; thence with the northerly margin of said Blvd. south 86° 13' east 213.0 feet to the beginning.

BEING the same property conveyed to Walter R. Blackburn (one in the same as Walter Rogers Blackburn) and wife, Orphia S. Blackburn, by Reuben D. Anderson and wife, Mae Laura Anderson, by Installment Deed dated the 8th day of September, 1976, of record in Book 5069, Page 96 in the Register's Office for Davidson County, Tennessee. Orphia S. Blackburn having predeceased Walter R. Blackburn, leaving him as sole owner of said property.

This is improved property located at 13586 Old Hickory Blvd., Antioch, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20 of June, 2012.

Walter R. Blackburn

Walter R. Blackburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter R. Blackburn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in his representative capacity for the purposes therein contained.

Witness my hand, at Antioch, Tennessee, this 20 day of June, 2012.

PEPPER BLACK ALLEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 10/28/2012

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.