THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 2012.

Notary Public
My Commission Expires: 5/5/15
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FROM:	TO:
Cadbury Properties, Inc.	Bancroft O'Quinn, Jr.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Bancroft O'Quinn, Jr. PO Box 274 Hermitage, TN 37076	NEW OWNER	MAP # 052-09-0 PARCEL # 051.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Cadbury Properties, Inc., hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Bancroft O'Quinn, Jr., hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to that certain tract or parcel of land described as follows, to wit:

Being Lot No. 15 on the plan of Subdivision of Lots Nos. 20, 21, 24 and 25, in the Plan of Montague Subdivision, of record in Plan Book 843, page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Cadbury Properties, Inc. by deed from Bayrock Mortgage Corporation, of record in Instrument 20050411-00399971, dated April 5, 2005, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The street address of the Real Property is 1117 Cinderella St., Madison, TN 37115 ,
____ Unimproved/ _X_ Improved real property.

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

14th IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this day of December, 2012.

GRANTORS -
Cadbury Properties, Inc.
By: PRESIDENT

BILL GARRETT, Davidson County
Trans:T20120096230 DEEDQC
Recvd: 12/17/12 11:52 2 pgs
Fees:12.00 Taxes:0.00
20121217-0115967

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bancroft O'Quinn IV., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the President of Cadbury Properties, Inc., the within named bargainer(s) and corporation, and that he/she/they as such Bancroft O'Quinn IV., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Bancroft O'Quinn IV as such President.

Witness my hand and official seal this 14th day of December, 2012.

My Commission Expires: 5/5/15

NOTARY PUBLIC

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.