GSRM Box 44

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14TH DAY OF DECEMBER, 2012. NOTARY PUBLIC MY COMMISSION EXPIRES: 6.21.16

Address New Owner
Patrick J. Smith
P.O. Box 765
Kingston Springs, TN 37082

Send Tax Bills To:
New Owner

Map and Parcel:
061-11-0-194

IN THE UNITED STATES BANKRUPTCY COURT FOR THE
MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	Case No. 311-05145-RM-7
Mitchell Carl Martin	)	Chapter 7
	)	Judge Mashburn
	)	
Debtor(s)	)	
	)	

BILL GARRETT, Davidson County
Trans:T20120097281 DEEDQC
Recvd: 12/20/12 08:47 3 pgs
Fees:18.00 Taxes:565.73
20121220-0117227

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Jeanne Ann Burton, as Trustee for Mitchell Carl Martin ("Debtor") in the above captioned cause, and **NOT OTHERWISE** ("Grantor"), hereby convey, remise, release and forever quitclaim unto Patrick J. Smith ("Grantee"), his heirs and assigns, all of the Debtor's right, title and interest in and to that certain tract of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor conveys Debtor's interest in the Property pursuant to the following: (1) Notice of Trustee's Motion to Sell Property and Pay Expenses of Sale filed in the United States Bankruptcy Court for the Middle

District of Tennessee, Case No. 311-05145-RM-7 and sent to all creditors and parties in interest on October 26, 2012, a certified copy of which is of record in Instrument No. N/A, Register's Office for Davidson County, Tennessee; and (2) Order Authorizing Trustee's Sale of Property Free and Clear of Liens and Payment of Expenses of Sale entered November 19, 2012, a certified copy of which is of record in Instrument No. 20121220011726, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 have been prorated and paid by Grantor and are assumed by the Grantee.

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.

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

Jeanne Ann Burton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeanne Ann Burton, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 14th day of December, 2012.

Notary Public

My Commission Expires: 06/21/16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 126, as shown on the map entitled Eastdale Place, of record as Plat Book 547, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 126 fronts 80 feet on the Southerly side of Eastdale Avenue and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Mitchell C. Martin, by deed from Allen Winston Smith, Jr., Executor of the Estate of Francis T. Smith, of record as Instrument No. 20070302-0026080, dated February 27, 2007, said Register's Office. Mitchell Carl Martin a/k/a Mitchell C. Martin. filed for protection under Chapter 7 of the United States Bankruptcy Court for the Middle District of Tennessee, Case No. 312-05145-RM-7. Jeanne Ann Burton was appointed Chapter 7 Trustee in said Bankruptcy Case.