BILL GARRETT, Davidson County
Trans:T20130004483 DEEDQC
Recvd: 01/16/13 13:05 3 pgs
Fees:17.00 Taxes:0.00
20130116-0005260

This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
3200 West End Avenue, Suite 500
Nashville, TN 37203
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this
16th day of December, 2012

Notary Public

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 4, 2013

My Commission Expires: _____

Address of New Owner:	Send Tax Bills to:	Assessor's Parcel ID:
Nancy E. Cates, Trustee 3499 Binkley Road Joelton, TN 37080	**Prime Lending** **18111 Preston Rd., Suite 900** **Dallas, TX 75252**	**014-16-0 001** **021-04-0-006**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Nancy E. Cates and David Norman Cates, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to Nancy E. Cates, as Trustee for the Nancy E. Cates Living Trust, Dated December 16, 2012, hereinafter called the Grantee, his/her/their heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

PARCEL 1:
LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF FELTSWOOD, SECTION ONE, AS OF RECORD IN BOOK 3700, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF BINKLEY ROAD AT THE INTERSECTION OF SAID MARGIN AND THE EASTERN BOUNDARY LINE OF THE CHAPMAN PROPERTY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ROAD SOUTH 75 DEG. EAST 210 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 25 FEET SOUTHEASTERLY 39.27 FEET TO A POINT ON THE WESTERLY MARGIN OF A 50 FOOT UNNAMED ROAD; THENCE WITH SAME IN A CURVE HAVING A RADIUS OF 553.92 FEET SOUTHWARDLY 167.57 FEET TO A POINT; THENCE SOUTH 88 DEG. WEST 230.16 FEET TO THE EASTERN BOUNDARY LINE OF SAID CHAPMAN PROPERTY; THENCE WITH SAME NORTH 9 DEG. EAST 235 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO H.F. DALTON AND WIFE, KATHERINE F. DALTON, BY DEED FROM TENNESSEE CONSTRUCTION COMPANY, OF RECORD AS BOOK 4618, PAGE 467, DATED JULY 1, 1972, SAID REGISTER'S OFFICE. THE SAID

H.F. DALTON HAVING SINCE DIED, THE PROPERTY VESTED BY OPERATION OF LAW IN HIS SURVIVING SPOUSE, KATHERINE F. DALTON.

PARCEL 2:
A TRACT OF LAND IN THE SECOND, FORMERLY THE 14TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN SET AT THE SOUTHERLY TERMINUS OF THE WESTERLY RIGHT-OF-WAY OF A 50' ROADWAY, SAID IRON PIN ALSO BEING THE SOUTHEASTERLY CORNER OF LOT NO. 1, SECTION ONE, FELTSWOOD SUBDIVISION OF RECORD IN BOOK 3700, PAGE 13, R.O.D.C., TENNESSEE AND ALSO BEING SOUTHERLY 146.95 (AS MEASURED ALONG THE WESTERLY RIGHT-OF-WAY OF SAID 50 ROADWAY) FROM THE SOUTHERLY TERMINUS OF THE SOUTHWESTERLY RETURN FROM BINKLEY ROAD; THENCE WITH THE EXTENSION OF THE WESTERLY RIGHT-OF-WAY OF SAID 50 ROADWAY SOUTHERLY WITH A 632.97 RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 10B0 29 00 (AND A CHORD BEARING AND DISTANCE OF S 1 DEG. 53' 07" E, 115.65') A DISTANCE OF 115.81' TO AN EXISTING CONCRETE MONUMENT; THENCE CONTINUING WITH THE EXTENSION OF SAID ROAD S 07 DEG. 07' 37" E, 313.37' TO AN IRON PIN SET; THENCE WITH SAID ROADWAY SOUTHEASTERLY WITH A 175.77' RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 79 DEG. 19' 25" (AND A CHORD BEARING AND DISTANCE OF S 43 DEG. 12' 40" E, 224,37') A DISTANCE OF 243.35' TO AN IRON PIN SET; THENCE LEAVING THE WESTERLY MARGIN OF SAID 50 ROADWAY S 03 DEG. 32' 58" W, 1.00' TO AN IRON PIN SET; THENCE N 86 DEG. 27' 02" W, 221.58' TO AN EXISTING IRON PIN AND CONTINUING 328.57' FOR A TOTAL OF 550.15' TO AN EXISTING IRON PIPE; THENCE N 06 DEG. 51' 54" E,430.26' TO AN IRON PIN SET; THENCE N 15 DEG. 38' 51" E, 140.00' TO AN EXISTING IRON PIN, THE SOUTHWESTERLY CORNER OF SAID LOT NO. 1; THENCE ON COMMON LINE BETWEEN THE PROPERTY HEREIN DESCRIBED AND SAID LOT NO. 1, S 86 DEG. 38' 37" E, 254.20' TO POINT OF BEGINNING AND CONTAINING 4.432 ACRES AS PER SURVEY BY THEODORE E. MARTIN, JR. DATED SEPTEMBER 24, 1981.

BEING THE SAME PROPERTY CONVEYED TO ROY T. DALTON BY DEED FROM MCDOWELL DEVELOPMENT CORPORATION, OF RECORD AS BOOK 5807, PAGE 227, SAID REGISTER'S OFFICE. THE SAID ROY T. DALTON HAVING SINCE DIED AND LEAVING A WILL OF RECORD IN WILL BOOK 36, PAGE 297, PROBATE RECORDS OF SUMNER COUNTY, TENNESSEE, WHEREIN SUBJECT PROPERTY WAS DEVISED TO HILLUS F. DALTON AND CAROL J. WOODARD. THE SAID CAROL J. WOODARD HAVING CONVEYED HER INTEREST TO HILLUS F. DALTON IN DEED OF RECORD AS BOOK 6725, PAGE 76, DATED NOVEMBER 22, 1985. THE SAID HILLUS F. DALTON HAVING SINCE DIED AND THE PROPERTY VESTS BY OPERATION OF LAW IN HIS SURVIVING SPOUSE, KATHERINE F. DALTON, AND HIS TWO CHILDREN DONNIE DEWAYNE DALTON AND DONNA KEEL, THE ONLY HEIRS AT LAW. DONNIE DEWAYNE DALTON AND DONNA DALTON KEEL SUBSEQUENTLY CONVEYED THEIR RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY UNTO KATHERINE F. DALTON, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 201007080053492, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO NANCY E. CATES AND DAVID NORMAN CATES, WIFE AND HUSBAND BY DEED FROM KATHERINE F. DALTON (A/K/A KATHERINE J. DALTON), OF RECORD AS BOOK IN INSTRUMENT NO. 20100708-0053493, DATED JUNE 28, 2010, EGISTER'S OFFICE FOR SAID COUNTY.

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

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.

This property is improved property known as: 3499 Binkley Road, Joelton, Tennessee, 37080.

WITNESS my hand this 16th day of December, 2012.

Nancy E. Cates

Nancy E. Cates

David Norman Cates

David Norman Cates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy E. Cates** and **David Norman Cates**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2012.

(SEAL)

Claudia Boyett

Notary Public

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 4, 2013

My Commission Expires: _____