Box 29

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTIES OF TITLE, EITHER EXPRESSED OR IMPLIED.

BILL GARRETT, Davidson County
Trans:T20130006396 DEEDQC
Recvd: 01/23/13 15:30 3 pgs
Fees:18.00 Taxes:159.10
20130123-0007543

QUITCLAIM DEED

Map/Parcel: 07508002000

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Emily Marie Morgenstern Rainey,** does hereby quitclaim and convey unto **James Andrew Morgenstern** all my/our right, title and interest in and to the following real property located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 234, Tulip Grove, Section 4, of record in Book 4175, page 12, Register's Office for said County.

Said Lot No. 234 fronts 81.00 feet on the northeasterly side of Denver Drive and extends back 151.36 feet on the northwesterly line and 151.74 feet on the southeasterly line to a dead line at the rear measuring 81.0 feet thereon.

BEING the same property conveyed to Reginald D. Morgenstern and wife, Virginia M. Morgenstern by Deed dated May 28, 1976, and filed in Book 5030, p0age 646, said Register's Office. The said Reginald D. Morgenstern having died on December 19, 1989, with title being vested in Virginia M. Morgenstern. The said Virginia M. Morgenstern having died intestate on March 20, 2006. Leaving one son, James Dwight Morgenstern, as sole heir to her estate pursuant to Affidavit of Heirship filed in Instrument No. 20120524-0045111 and Instrument Nos. 20130123-0007541 and 20130123-0007542. The said James Dwight Morgenstern having died testate on March 17, 2012, Probate No. 12P-1247, pursuant to his Last Will and Testament the property is now vested in James Andrew Morgenstern and Emily Marie Morgenstern, his heirs at law.

The said Emily Marie Morgenstern now being Emily Marie Morgenstern Rainey.

Witness my/our signature(s) on the date appearing on the notary form.

Emily Marie Morgenstern Rainey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Marie Morgenstern Rainey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of January, 2013.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is ~~$0.~~ $43,000.00

Affiant -

Sworn to and subscribed before me this 21st day of January, 2013.

Notary Public

My Commission Expires:



My Commission Expires Nov. 5, 2014

New Owners:
James Andrew Morgenstern
121 Saxon Mist Drive
Nashville, TN 37217

Send Tax Bills to:
New Owner