Instrument Prepared By:
H. Brent Patrick, Esq.
SMITH CASHION & ORR, PLC
231 Third Avenue North
Nashville, Tennessee 37201
(615) 742-8555

BILL GARRETT, Davidson County
Trans:T20130029371 DEEDQC
Recvd: 04/10/13 15:34 5 pgs
Fees:27.00 Taxes:0.00
20130410-0035650

QUITCLAIM DEED

New Owner Address:	Send Tax Bills To:	Map/Parcel Number
		Map 82-9, Parcel 125
Teresa Rogers 2493 Goose Creek By-Pass Franklin, Tennessee 37064	Teresa Rogers 2493 Goose Creek By-Pass Franklin, Tennessee 37064	**Parcel ID No.** 082 09 0 125.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **G & R Properties, a Partnership**, hereinafter called the Grantor, by these presents does hereby quitclaim and convey unto **Teresa Rogers**, hereinafter called the Grantee, her successors and assigns, any and all of the Grantor's right(s), title, and interest(s) in and to the following real property situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of McGavock City Park, as of record in Book 57, Page 101, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the easterly side of Third Avenue North and extends back between parallel lines 137 ½ feet to an alley.

Being the same property conveyed to H. G. Wynn and wife, Monte Wynn, by deed from James Jones and wife, Louise Jones, of record in Book 2345, Page 56, Register's Office of Davidson County, Tennessee. The said H. G. Wynn and wife, Monte Wynn, having since died, she having predeceased him. By Will of Henry G. Wynn (being one and the same person as H. G. Wynn), of record in Will Book 81, Page 159, County Court for Davidson County, Tennessee, said property was devised to Henry Gordon Wynn, Jr.

Also being the same property conveyed to G & R Properties, by deed from Henry Gordon Wynn, Jr., as of record in Book 8136, Page 819.

For assessment and mapping purposes, McGavock City Park Lot No. 3 is explicitly included within Map 82-9, Parcel 125 more specifically known as 1414 Third Avenue North, Nashville, Tennessee 37208. It is the intent of this conveyance for Lot 3 to remain as part of one contiguous parcel, consisting of Lots 3-8 on the Map of McGavock City Park and known as Map 82-9, Parcel 125.

AND NOW, **G & R Properties, a Partnership**, for the express purpose of carrying out the intent of the conveyance, as set out above, does hereby quitclaim and convey unto **Teresa Rogers**, her successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as set forth above.

This conveyance is made solely for the purpose of conveying any and all interest the Grantor has in and to said tract of land located at 1414 Third Avenue North, Nashville, Tennessee 37208, and more fully described above.

Witness my hand on this the 27TH day of December, 2012.

G & R PROPERTIES, A PARTNERSHIP

By: _____
Roy T. Goodwin, Partner

By: _____
Teresa Rogers, Partner

310123.1

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teresa Rogers**, with whom I am personally acquainted and who, upon oath, swears to the contents of this instrument and upon oath acknowledges herself to be the General Partner (Title) of G & R Properties, a Partnership, and that she, as such officer, being authorized to do so, executed and swears to the foregoing instrument for the purposes therein contained by signing the name of said G & R Properties, a Partnership, by said **Teresa Rogers**, as such officer.

Sworn to and subscribed to before me on this the 27 day of Dec, 2012.

M. DARLENE HARRIS NOTARY {SEAL} PUBLIC DAVIDSON COUNTY, TN

M. Darlene Harris
NOTARY PUBLIC

My Commission Expires: 07-06-15

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roy T. Goodwin**, with whom I am personally acquainted and who, upon oath, swears to the contents of this instrument and upon oath acknowledges himself to be the General Partner (Title) of G & R Properties, a Partnership, and that he, as such officer, being authorized to do so, executed and swears to the foregoing instrument for the purposes therein contained by signing the name of said G & R Properties, a Partnership, by said **Roy T. Goodwin**, as such officer.

Sworn to and subscribed to before me on this the 27 day of December 2012.

{SEAL}

M. Dallene Harris
NOTARY PUBLIC

My Commission Expires: 07-06-15

310123.1

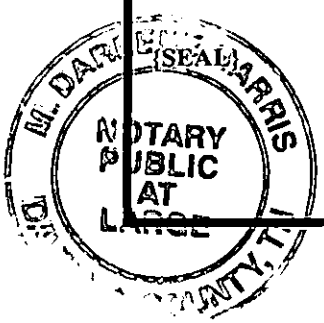
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me on this the 27 day of December, 2012.



[SEAL]

Notary Public

My Commission Expires: 07-06-15