

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$18,000.00 Brenda J Black
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|12th DAY OF April, 2013.
| Dina Hurley Heath
|NOTARY PUBLIC
|MY COMMISSION EXPIRES: 11-4-2013
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachl Pate McDonald and Mary Dianna Chambers, Co-Trustees 224 Ashawn Blvd. Old Hickory, TN 37138	New Owner	Map 051-04 Parcel 73.00

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, we,

Mary Elizabeth Lowery Pate, Trustee of the Pate Family Trust

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey its ¼ interest unto

Rachel Pate McDonald and Mary Diana Chambers, Successor Co-Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot Nos. 49 and 50 on the Map of Madison Realty Company's Subdivision, as of record in Plat Book 547, Page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 50 feet on the northerly side of Harrington Avenue and extends back between parallel lines, 190 feet to a dead line.

Said Lot no. 50 fronts 43 feet on the northerly side of Harrington Avenue, and extends back 190 feet on its easterly line and 193.66 feet on its westerly line to a dead line and shows 14 feet on said dead line.

Being the same ¼ interest conveyed to Earl Graves Pate, Jr. by Deed from E. Graves Pate, by deed of record in Book 4984, Page 139, Register's Office for Davidson County, Tennessee. The said Earl Graves Pate, Jr., having died on June 9, 2006, said property passed under the duly probated Last Will and Testament of Earl Graves Pate, Jr. (Docket No. 2006P-231, Chancery Court for Sumner County, Tennessee, Probate Division). Said property is distributable to the Pate Family Trust pursuant to the Last Will and Testament of Earl Graves Pate, Jr. Property was then conveyed to the Pate Family Trust by Executor's Quitclaim Deed from Mary E. Pate, Executrix, dated March 16, 2007 of record in Instrument Number 20070403-0039571, Register's Office for Davidson County, Tennessee.

This Instrument was prepared by information furnished by the parties herein. No Warranty of title is either expressed or implied.

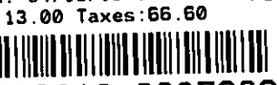
This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) All matters shown on the Plat of record in Plat Book 547, Page 164, said Register's Office.

This is improved property known as: **105 Harrington Avenue, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20130031097 DEEDWARR
Recvd: 04/16/13 12:03 2 pgs
Fees:13.00 Taxes:66.60



20130416-0037802

Witness my hand(s) this 12th day of April, 2013.

Mary Elizabeth Lowery Pate, Trustee

Mary Elizabeth Lowery Pate, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary Elizabeth Pate with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged the she is the Trustee of the Pate Family Trust and is authorized by the Pate Family Trust, to execute this instrument on behalf of the Pate Family Trust.

Witness my hand, at office, this 12th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076