This Instrument Prepared By:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130040019 DEEDQC
Recvd: 05/14/13 10:12 1 pgs
Fees:12.00 Taxes:0.00
20130514-0048373

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	Map and Parcel Nos.
Lisa Choate	New Owner	09110009000
716 Hite Street		
Nashville, TN 37221		

FOR AND IN CONSIDERATION the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Jimmy Choate,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Lisa Choate, Grantee** herein, and assigns all of his right title and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section II, Urbandale, as of record in Book 1835, page 82, Register's Office for said County.

Said Lot fronts 60.87 feet on the westerly side of Hite Street and runs back 121.1 feet on the northerly line and 109 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 54 feet.

Being the same property conveyed to Elmer Locke and wife, Ruby Locke by deed from Patrick Henry O'Kain, Jr., and wife, Loretta C. O'Kain of record in Book 4131, page 902, Register's Office for Davidson County, Tennessee. Elmer Locke, also known as Charles Elmer Locke, died on January 30, 1999, leaving his wife, Ruby Locke as the surviving tenant by the entirety. Charles Elmer Locke and Ruby Locke had three children: Gladys Mai Duke, George Elmer Locke and Emma Elizabeth Haun. Emma Elizabeth Haun died intestate on November 21, 2003, leaving her children, Lisa Choate and Michael Ray Choate as her heirs-at-law. Ruby Locke, also known as Ruby Mai Locke, did not remarry and died on November 16, 2006, leaving as her heirs-at-law her children, Gladys Mai Duke, George Elmer Locke; and her grandchildren, **Lisa Choate and Michael Ray Choate,** the heirs-at-law of Emma Elizabeth Haun. **Michael Ray Choate** died intestate on January 13, 2011 a widower and having no issue, leaving his father, **Jimmy Choate**, as his only heir-at-law, all as evidenced by the Affidavits of Heirship of record in Instrument Nos. 20130415-0037087, 20130415-0037088 and 20130415-0037089, Register's Office for Davidson County, Tennessee.

This is improved property known as 713 Hite Street, Nashville, TN 37221, and it has never been the principal residence of the Grantor or his spouse, if married.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 28 day of March, 2013.

Jimmy Choate
Jimmy Choate

JIMMY A. JERNIGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TENNESSEE County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Jimmy Choate**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal this 28 day of March, 2013.

Jimmy A. Jernigan
Notary Public

My commission expires: 3/18/14

State of TENNESSEE County of DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Elaine Pugh
Affiant

Subscribed and sworn to before me this 29 day of March, 2013.

Priscilla C. Urbanek
NOTARY PUBLIC

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My commission expires: 3/18/2016