QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130045813 DEEDQC
Recvd: 06/03/13 11:15 4 pgs
Fees:22.00 Taxes:0.00
20130603-0055530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/10/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Arthur C. Lafever (NAME)	SunTrust Mortgage, Inc. (NAME)	
1062 Due West Avenue North (ADDRESS)	901 Semmes Avenue (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	051-00-0-164.00

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ARTHUR C. LAFEVER, LARRY W. LAFEVER AND TINA L. LAFEVER** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **ARTHUR C. LAFEVER AND WIFE, NANCY LAFEVER**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY BY STEVE DRAPER, AUGUST 21, 1964, AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF THIS TRACT, AND IN THE NORTHERLY BOUNDARY OF DUE WEST VALLEY ESTATES (NOT OF RECORD), SAID POINT OF BEING SOUTH 89 DEGREES 30' EAST 1553 FEET, SOUTH 5 DEGREES 50' WEST 140 FEET, AND NORTH 86 DEGREES 50' EAST 225 FEET FROM THE CENTER LINE OF DICKERSON PIKE; THENCE WITH SAID BOUNDARY CONTINUING NORTH 86 DEGREES 50' EAST 225 FEET TO A POINT AT THE SOUTHEAST CORNER OF THIS TRACT; THENCE NORTH 6 DEGREES 15' EAST, PASSING A DRIVE OR ROADWAY, 499 FEET TO A POINT AT THE NORTHEAST CORNER OF THIS TRACT, MORTON'S LINE; THENCE WITH MORTON NORTH 86 DEGREES 00' WEST 225 FEET TO A POINT AT THE NORTHWEST CORNER OF THIS TRACT; THENCE SOUTH 5 DEGREES 50' WEST, PASSING SAID DRIVE OR ROADWAY, 529 FEET TO THE POINT OF BEGINNING CONTAINING 2.65 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ARTHUR C. LAFEVER, LARRY W. LAFEVER AND TINA L. LAFEVER BY QUITCLAIM DEED FROM ARTHUR C. LAFEVER, EXECUTOR FOR THE ESTATE OF CHESTER A. LAFEVER, JR. OF RECORD IN INSTRUMENT NO. 20121121-0107662, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 14, 2012, RECORDED ON NOVEMBER 21, 2012.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED, DATED APRIL 8, 1999, TO CHESTER A. LAFEVER, JR. AND JUNE O. LAFEVER, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, OF THE CHESTER A. LAFEVER, JR. AND JUNE O. LAFEVER REVOCABLE LIVING TRUST, ITS SUCCESSORS AND ASSIGNS, FROM CHESTER A. LAFEVER, JR. AND WIFE, JUNE O. LAFEVER OF RECORD IN BOOK 11427, PAGE 460, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JUNE O. LAFEVER BECAME DECEASED ON DECEMBER 1, 2009 AND CHESTER A. LAFEVER, JR. SUBSEQUENTLY BECAME DECEASED ON FEBRUARY 11, 2011; AND PURSUANT TO THE TERMS AND CONDITIONS OF THE REVOCABLE LIVING TRUST AND LAST WILL AND TESTAMENT OF CHESTER A. LAFEVER, JR., HIS SURVIVING CHILDREN, ARTHUR C. LAFEVER, LARRY W. LAFEVER AND TINA L. LAFEVER, EQUALLY INHERITED THE REAL PROPERTY DESCRIBED ABOVE.

This is
( ) unimproved
(X) improved

property known as 1062 Due West Avenue North, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 17 day of May, 2013.

ARTHUR C. LAFEVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARTHUR C. LAFEVER, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of May, 2013.

Notary Public

My Commission Expires: 8/17/2015

Witness my/our hand (s) this the 9th day of May, 2013.

LARRY W. LAFEVER

STATE OF Tennesse
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY W. LAFEVER,** 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of May, 2013.

Notary Public

My Commission Expires: 7/7/2014

LYNETTE WALKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my/our hand (s) this the 16th day of May, 2013.

TINA L. LAFEVER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TINA L. LAFEVER**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of May, 2013.

Notary Public

My Commission Expires: 07/06/2015

JOHN M. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 07-06-2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212