File Box 9-B

THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **2000 Richard Jones Road** **Suite 110** **Nashville, TN 37215** **(615) 383-4429** **FTEC File No. 31517**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 3rd day of December, 2013. Notary Public My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

QUITCLAIM DEED

Address New Owner: Adrian L. LeMaster 2003 Lombardy Avenue Nashville, TN 37215	Send Tax Bills To: First Community Mortgage, Inc. 245 Heritage Park Dr. Murfreesboro, TN 37129	Tax Information: 117 070 04400

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Michael F. Walton, unmarried, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Adrian L. LeMaster, her heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 2003 Lombardy Avenue, Nashville, TN 37215.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2013.

Michael F. Walton

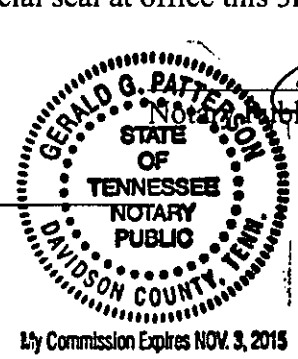
BILL GARRETT, Davidson County
Trans:T20130103273 DEEDQC
Recvd: 12/10/13 13:39 3 pgs
Fees:17.00 Taxes:0.00

20131210-0125188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Michael F. Walton, the 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 3rd day of December, 2013.



Notary Public for the State of Tennessee

My Commission Expires: _____

Exhibit "A"

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of the A. B. Montgomery Land as of record in Plan Book 1, page 22, Chancery Court of Nashville. Being part of Lots Nos. 38, 39 and 40 of Block "A" on the Map of Walter Stokes Home Place Subdivision, as of record in Book 974, page 92, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, April 30, 1949, and more fully described as follows:

Beginning on the southerly margin of Lombardy Avenue at the northeast corner of the property conveyed to Walter S. Blankenship by deed from Robert H. Perry and wife, of record in Book 1284, page 283, said Register's Office; thence with Blankenship's easterly line southerly 203 feet to an iron pin, Blankenship's southeast corner; thence eastwardly 150 feet to an iron pin; thence northwardly 178.7 feet to an iron pin at the southerly margin of Lombardy; thence with said Avenue westwardly 100 feet to the beginning.

Being the same property conveyed to Adrian L. LeMaster, unmarried, and Michael F. Walton, unmarried, as tenants in common, by deed dated October 5, 2012, from Emily R. Bowden, unmarried, of record in Instrument No. 20121018-0095638, Register's Office for Davidson County, Tennessee.