FROM

James E. Kinzer

AND

TO

Anita Lester, Trustee

FROM

Anita Lester, Trustee

TO

James E. Kinzer, Betty J. Spratlen
And Ellis L. Kinzer, Sr.

TRUSTEE'S QUITCLAIM DEED

Address for New Owner(s) As Follows	Send Tax Bills To	Map-Parcel Number
James E. Kinzer 533 Toney Rd. Nashville, TN 37207	NEW OWNER	Parcel ID: **07101000300**

THIS INSTRUMENT PREPARED BY:

Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN. 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is -0-.

Affiant

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 31st day of January, 2014.

Notary Public
My Commission Expires: 5/5/15

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a reconveyance to create joint tenants with right of survivorship I, James E. Kinzer by these presents do hereby quitclaim and convey all my right, title and interest, unto Anita Lester, Trustee, his successors and/or assigns, the following described tract or parcel of land, to wit:

Land in the 12th Civil District of Davidson County, Tennessee, being the Southerly 1/2 of Lot No. 12 described according to an unrecorded survey made by Norris H. Hickerson, Surveyor, revised June 16, 1951, and being more particularly described as follows:

Beginning at an iron pin on the westerly margin of Toney Road, being the southeast corner of the property conveyed to George Kinzer and wife, Mary Gibson Kinzer, by Lurton Goodpasture, and wife, Ione B. Goodpasture, of record in Book 2083, page 282, R.O.D.C., Tennessee; thence southerly along the westerly margin of Toney Road 50 feet to an iron pin; thence S 89 30' E 309.8 feet to an iron pin on the Dennis Lovell property line; thence along said Dennis Lovell property line N 0 4S' E SO feet to an iron pin. being the southwest corner of the George Kinzer property referred to above; thence with Kinzer's southerly line S 89 30' E 310 feet to an iron pin, being the point of beginning.

Being the same property conveyed to George Kinzer and wife, Mary Kinzer by deed of record in Book 3827, Page 446, Register's Office for Davidson County, Tennessee. The said George Kinzer died October 23, 2008 leaving title vested in Mary Kinzer, as surviving tenant by the entirety. The said Mary Kinzer died intestate on June 25, 2012 leaving as Sole Heir the Grantor herein. See Affidavit of Heirship of record in Instrument 20140205-0010108 and Instrument 20140205-0010109, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140008285 DEEDQC
Recvd: 02/05/14 09:44 2 pgs
Fees:17.00 Taxes:0.00

20140205-0010110

Unimproved ( )
Improved (x) property known as: 533 Toney Road, Nashville, TN

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Anita Lester, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title, and interest unto James E. Kinzer, Betty J. Spratlen and Ellis L. Kinzer, Sr. their heirs 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 above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 31st day of January, 2014.

James E. Kinzer

Anita Lester, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James E. Kinzer, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of January, 2014.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Anita Lester, Trustee, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of January, 2014.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.