THIS INSTRUMENT PREPARED BY: ***Gweyn Thomas, Attorney at Law*** ***BPR # 24366*** **ICS Law Group, P.C.** *370 Mallory Station Road, Suite 521* *Franklin, TN 37067* *(615) 224-1290* This instrument was prepared upon information furnished by the parties.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* Ann Richey Batts *Affiant* *Sworn to and subscribed before me this 6 day of February 2014* Leighton G. Bush *Notary Public* *My commission expires:*

LEIGHTON G. BUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Name and Address of New Owner: Ann Ritchey Batts, Trustee, the Ann Ritchey Batts Family Living Revocable Trust 2628 Bluefield Avenue Nashville, TN 37214
Send Tax Bills To: Same
Street Address of Subject Property: — **Map and Parcel:** 2628 Bluefield Avenue Nashville, TN 37214 — 96-1 87

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ann Ritchey Batts, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto The Ann Ritchey Batts Family Living Revocable Trust, Ann Ritchey Batts, Trustee, hereinafter called "**GRANTEE,**" its heirs and assigns, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Attached Exhibit A

BILL GARRETT, Davidson County
Trans:T20140010345 DEEDQC
Recvd: 02/13/14 08:28 3 pgs
Fees:17.00 Taxes:0.00
20140213-0012649

Being the same property conveyed to Ann Richey Batts by Quitclaim Deed dated January 18, 2006 from Ann Richey Batts, individually and as executrix of the Estate of Jack R. Richey, Nickalous Richey, beneficiary of the Estate of Jack R. Richey, Leigh Ann Maybee, as legal guardian of Sarah Ann Maybee, a minor, Matthew Aaron Maybee, a minor, and Mary Allyson Maybee, a minor, beneficiaries of the Estate of Jack R. Richey, and David Kennedy, Jr., Trustee, Instrument Number 20060120-0007841, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 6th day of February, 2014.

Ann Richey Batts, Trustee

Ann Richey Batts, Trustee

STATE OF TENNESSEE |
COUNTY OF WILLIAMSON |

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ann Richey Batts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

LEIGHTON G. BUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

NOTARY PUBLIC

My commission expires: 5/20/14

Exhibit A

Being the easterly 75 feet front of Lot No. 10 on the Map of Bluefield Subdivision, Section No. 1 as of record in Book 843, Page 16, Register's Office for said County and being Lot No. 14 on the Map of R. D. Stanford's Re-subdivision of Lot Nos. 1 to 10 inclusive, Bluefield Subdivision of record in Book 843, Page 16, said Register's Office, not of record and described according to a survey made by Z. J. Wilkinson, Surveyor, January 31, 1941, as follows:

Beginning at a point in the northerly margin of Bluefield Avenue, the common corner of Lot Nos. 10 and 11 of said Bluefield Subdivision and being the southeast corner of Lot No. 14 of said Stanford's Subdivision; thence northerly with the dividing line between said Lot Nos. 10 and 11 of said Bluefield Subdivision and with the east line of said Lot No. 14 of said Stanford's Subdivision 310.1 feet to a point in the southerly right-of-way line of the Tennessee Central Railroad; thence with the southerly right-of-way line of said railroad westerly 75 feet to a point 10 feet east of the common corner of Lot Nos. 9 and 10 of said Bluefield Subdivision, the common corner of Lot No. 13 and 14 of said Stanford's Subdivision; thence southerly with the dividing line between Lot Nos. 13 and 14 of Stanford's resubdivision 310 feet more or less to a point in the northerly margin of Bluefield Avenue 25 feet east of the common corner of Lot Nos. 9 and 10 of said Bluefield Subdivision; thence eastwardly with the northerly margin of Bluefield Avenue 75 feet to the point of beginning.