THIS INSTRUMENT PREPARED BY:
RUSSELL E. EDWARDS, Attorney at Law
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

BILL GARRETT, Davidson County
Trans:T20140028341 DEEDQC
Recvd: 04/25/14 11:06 4 pgs
Fees:22.00 Taxes:0.00
20140425-0034957

Map/Group/Parcel #042 09 0 035.00

QUITCLAIM DEED

New Owner

From: Linda Diane (Denton) Degnan and David Michael Cotten, Co-Executors of the estate of Eva L. Cotten

SEND TAX BILLS TO:
Linda Diane (Denton) Degnan
911 Graceland Court
Goodlettsville, TN 37072

To: Linda Diane (Denton) Degnan and David Michael Cotten

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Comes now Linda Diane (Denton) Degnan and David Michael Cotten (Grantors), the heirs and co-executors of the estate of Eva L. Cotten, and hereby quitclaims, transfers, and conveys unto Linda Diane (Denton) Degnan and David Michael Cotten (Grantees) the property located at 103 Arta Drive, Madison, Davidson County, Tennessee. The Grantees will own said property as joint tenants with each having rights of survivorship. A legal description of the property is as follows:

> Land in Davidson County, Tennessee, being Lot No. 4, Kemper Heights, as of record in Book 2331, Pages 65 and 66, Register's Office for said county.
>
> Said Lot No. 4 fronts 110 feet on the east side of Arta Drive and runs back 450.7 feet on the north line which is a broken line and 388.9 feet on the south line to a dead line in the rear, measuring 37.5 feet thereon.
>
> Being the same property conveyed from Lewis E. Gaines and Joe Gaines, d/b/a Gaines and Gaines Construction Company, grantors, to Edwin Raymond Cotten and wife, Eva L. Cotten, grantees, by deed dated April 11, 1956 recorded in Book 2499, Page 561, in the Register's Office of Davidson County, Tennessee.

Edwin Raymond Cotten predeceased Eva L. Cotten, thus making her the owner in fee simple of said property. Eva L. Cotten died on March 17, 2013 and bequeathed this property to her children, Linda Diane (Denton) Degnan and David Michael Cotten, in her last will and testament. The certified copies of Eva L. Cotten's last will and testament and order from the Davidson County Probate Court are being recorded in the Register's office for Davidson County, Tennessee.

Date: 3/7/14

Linda Diane Denton Degnan

Linda Diane (Denton) Degnan, co-executor of the estate of Eva L. Cotten

Date: 3-7-14

David Michael Cotten

David Michael Cotten, co-executor of the estate of Eva L. Cotten

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Linda Diane (Denton) Degnan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Sumner County, Tennessee, this 7th day of March, 2014.

Jennifer Hughes
NOTARY PUBLIC

JENNIFER HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

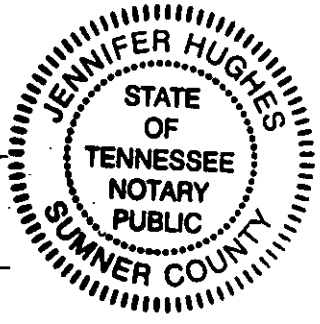
My Commission Expires: 3-26-17

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared David Michael Cotten, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Sumner County, Tennessee, this 7th day of March, 2014.

Jennifer Hughes
NOTARY PUBLIC



My Commission Expires: 3-26-17

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is no dollars ($-0-), which amount is equal to or greater than the amount which the property transferred woud command at a fair and voluntary sale.

Linda Diane Denton Degnan

Linda Diane (Denton) Degnan, co-executor of the estate of Eva L. Cotten

JENNIFER HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

David Michael Cotten

David Michael Cotten, co-executor of the estate of Eva L. Cotten

Sworn to and subscribed before me,
this the 7th day of March, 2014.

Jennifer Hughes
NOTARY PUBLIC

My Commission Expires: 3-26-17