This Instrument Prepared From Information Furnished by the Parties by:
Stevens & Stevens, PLLC, Attorneys at Law, 313 Enon Springs Rd East, Smyrna, Tennessee 37167

Map & Parcel No.: 13500017800

SEND TAX BILLS TO:	NAME AND ADDRESS OF NEW OWNERS:
NEW OWNER	James N. Yates 2340 Smith Springs Road Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20140036015 DEEDQC
Recvd: 05/22/14 13:59 3 pgs
Fees:17.00 Taxes:0.00
20140522-0044326

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration; I the undersigned, **James N. Yates, Trustee of The Maude B. Yates Revocable Living Trust Agreement**, hereby quitclaim unto **James N. Yates**, his heirs and assigns forever, all of my right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey, dated April 30, 1959, made for Joe E. Stark by Geo. W. Watkins, Surveyor, as follows:

Beginning in the northeasterly margin of Smith Springs Road at the northwesterly corner of the property conveyed to William H. Ellis by deed of record in Book 2295, page 326, Register's Office for said County, and running thence along Ellis' northerly line, as follows: north 80°40' east 161.3 feet to a 5-inch marked cedar, south 64° east 52 feet to a stake, and then south 46°40' east 69.7 feet to a pipe at the northwesterly corner of the property conveyed to Mrs. Nora Carter by deed of record in Book 2397, page 272, said Register's Office, being also the southwesterly corner of the property conveyed to E.C. Fuston by deed of record in Book 3317, page 117, said Register's Office; thence, along Fuston's westerly line, north 3° east 180 feet to an iron pin at the southwesterly corner of the property conveyed to Willie J. Young by deed of record in Book 3317, page 123, said Register's Office; thence, along Young's westerly line, north 3° east 200 feet to an iron pin at the southwesterly corner of Tract No. 2 conveyed to Henry E. Hale by deed of record in Book 3574, page 287, and by deed of correction in Book 3874, page 980, said Register's Office; thence along the westerly line of Hale's Tract No. 2, north 3° east 200 feet to an iron pin at the southwesterly corner of Hale's Tract No. 1, conveyed by said deed of record in Book 3574, page 287;thence, along the westerly line of Hale's Tract No. 1, north 3° east 182 feet to a pipe at the southwesterly corner of the property conveyed to J.L. Timmons by deed of record in Book 3572, page 101, said Register's Office; thence, along Timmon's westerly line, north 1°30' west 105 feet to a pipe in Shelton's southerly line; thence along the same and with a fence, north 87° west 853 feet to an iron pin; thence, along a fence line as follows: south 22°15' east 226 feet, south 21° east 100 feet, south 34° east 100 feet, and south 44°30' east 100 feet to an iron pin lying 8 feet south of a 10-inch elm pointer; thence south 12°30' west 65 feet to a pipe at fence corners' thence with a fence, south 76°45' east 474 feet, along the northerly lines of the properties of Givens, Mosley and Williamson, to an iron pin and

post at Williamson's northeasterly corner; thence with Williamson's line, as follows: south 15°45' west 61 feet, south 27°30' west 56 feet to a post, and south 60°30' west 156 feet to the northeasterly margin of Smith Springs Road; thence with the same, south 55° east 114.7 feet to the beginning, containing 10.29 acres, more or less.

Included in the above description, but excluded from this conveyance, is the following: all of Lot No. 1, James W. Yates Subdivision, according to survey and plat of same appearing of record in Deed Book 6200, page 698, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Also included in the above description, but excluded from this conveyance, is the following: Beginning at a point on the existing north right-of-way line of Smith Springs Road on the common line of Yates and A.A. Bagarly and Sally Brady, said point being 20' north of centerline survey station 55+02 and proceeding as follows:

1. Northwardly with the common line of Yates and Bagarly-Brady a distance of 5 feet to a point on the new right-of-way line of Smith Springs Road; thence,
2. Eastwardly with a line 25 feet north of and parallel with the centerline and a 811.81 foot radius curve to the right, a distance of 23.54 feet; thence,
3. With a 766.17 foot radius curve to the right a distance of 75 feet to a point on the common line of Yates and William H. Ellis; thence
4. Westwardly with the line between Yates and Ellis a distance of 4 feet to a point on the existing north right-of-way line of Smith Springs Road, said point being 22 feet north of centerline survey station 55+96; thence,
5. Westwardly with the existing north right-of-way line of Smith Springs Road a distance of 95 feet to the point of beginning and containing 390 square feet or 0.01 acres, more or less.

Being the same property conveyed by James W. Yates and wife, Maude Brady Yates to Metropolitan Government of Nashville & Davidson County, Tennessee by warranty deed dated September 28, 1990 and appearing of record in Deed Book 8210, page 974, Register's Office for Davidson County, Tennessee.

All being part of the same property conveyed to James W. Yates and wife, Maude Brady Yates, by warranty deed from Joseph E. Stark and wife, Frances C. Stark, dated March 29, 1965 and appearing of record in Deed Book 3874, page 988, Register's Office of Davidson County, Tennessee. The said James W. Yates predeceased Maude Brady Yates, leaving her as the surviving tenant by the entirety. The said Maude B. Yates died testate in Davidson County, Tennessee on February 3, 2013 leaving her entire residuary estate to the Trustee of The Maude B. Yates Revocable Living Trust Agreement pursuant to the terms of her Last Will and Testament which appears of record in Probate Case No. 13P-1602, Davidson County Circuit Court Clerk's Office. Maude Brady Yates and Maude B. Yates are one and the same person.

This is improved property known as 2338 Smith Springs Road, Nashville, TN 37217.

This conveyance is subject to an easement appearing of record in Deed Book 7066, page 447, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all matters appearing of public record.

This quitclaim deed was prepared without the benefit of a full title search by Stevens & Stevens, PLLC.

IN WITNESS WHEREOF, I have hereunto set my signature on this the 6 day of May, 2014.

JAMES N. YATES, TRUSTEE

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **James N. Yates, Trustee of The Maude B. Yates Revocable Living Trust Agreement,** 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 foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 6th day of May, 2014.

Notary Public

Debbie Hofbauer STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 9-21-2016

I hereby swear or affirm that the actual consideration given for this transfer is -0-. This conveyance is exempt from transfer tax pursuant to Tennessee Code Annotated § 67-4-409(a)(3)(G) in that the transfer is from the trustee of a revocable living trust to implement a testamentary devise by the Trustor of the trust.

Affiant

Sworn to and subscribed before me this the 6th day of May, 2014.

Notary Public

My Commission Expires: 9-21-2016

Debbie Hofbauer STATE OF TENNESSEE NOTARY PUBLIC Rutherford County