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.: 13500038300

SEND TAX BILLS TO:	NAME AND ADDRESS OF NEW OWNERS:
NEW OWNER	Terry W. Yates 2336 Smith Springs Road Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20140036015 DEEDQC
Recvd: 05/22/14 14:00 3 pgs
Fees:17.00 Taxes:0.00
20140522-0044327

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 **Terry W. 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:

Being 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.

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.

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.

This is improved property known as 2336 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

My Commission Expires: 9-21-2016

Debbie Hofbauer
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

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