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.: 12100006300

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

BILL GARRETT, Davidson County
Trans:T20140036015 DEEDQC
Recvd: 05/22/14 14:00 2 pgs
Fees:12.00 Taxes:0.00
20140522-0044329

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 and Terry W. Yates**, as tenants in common, their heirs and assigns forever, all of my right, title and interest in and to that certain tract or parcel of real estate situated in the Third Civil District of Davidson County, State of Tennessee, and being further described as follows, to-wit:

Beginning at a point in the center of Stones River Pike, now Couchville Pike, at the southwest corner of the 18.57 acre tract conveyed to Herman H. Yates and wife, Wilhelmina Yates by deed from T.I. Blair and wife, Mary Blair, dated November 24, 1942, of record in Book 1225, page 583, Register's Office for said County, thence easterly, with center of said Pike, 120 feet to a point; thence north, parallel to the westerly boundary of said 18.57 acre tract, 300 feet to a point; thence westerly, almost parallel to said Pike, 120 feet to a point in the westerly boundary line of said 18.57 acre tract; thence south, with the westerly boundary line of said 18.57 acre tract, 300 feet to the center of said Pike, the beginning point.

Being the same property conveyed to James W. Yates and wife, Maude P. Yates, by warranty deed from Herman H. Yates and wife, Wilhelmina Yates dated December 20, 1952 and appearing of record in Deed Book 2104, page 443 Register's Office of Davidson County, Tennessee. The said James W. Yates predeceased Maude P. Yates, leaving her as the surviving tenant by the entirety. The said Maude P. Yates (also known as Maude B. Yates and Maude 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.

Included in the above described property but excluded from this conveyance:

Beginning at a point on the existing northeast margin of Couchville Pike, said point being 30.00 feet left of proposed centerline station 194+81.82; thence with said existing margin with a curve right and northwesterly 120 feet more or less; thence with the east boundary of the Autry F. Gibbs property (Tract 37) North 09 degrees 36 minutes 53 seconds East 103.08 feet; thence with the proposed northeast margin of said road (1) South 64 degrees, 55 minutes 03 seconds East 100.49 feet; (2) South 69 degrees 18 minutes 03 seconds East 23.13 feet; thence with the west boundary of the Herman H. Yates and wife, property (Tract 39) South 09 degrees 44 minutes 34 seconds West 79.79 feet to the point of beginning; containing 0.261 acres.

This is unimproved property known as 2536 Couchville Pike, Nashville, TN 37217.

This conveyance is subject to an ingress and egress easement appearing of record in Instrument No. 20100127-0006919, Register's Office for Davidson County, Tennessee. This conveyance is also subject to any and all other matters appearing of 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

Debbie Hofbauer STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 9-21-2016