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.: 150 00 0 206.00

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:T20140041550 DEEDQC
Recvd: 06/12/14 12:16 2 pgs
Fees:12.00 Taxes:0.00
20140612-0051308

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 (also known as Jimmie Yates) and Terry W. Yates (also known as Terry 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 Second Civil District of Davidson County, State of Tennessee, and being further described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument on the north margin of Hobson Pike; thence N. 85 deg. 07 min. 35 sec. W. 175.75 feet to an iron pin; thence N. 2 deg. 15 min. 46 sec. W. 1367.50 feet to a found iron pin; thence S 83 deg. 54 min. 04 sec. E. 450 feet to a stake; the dividing line between the land herein described and a 7.19 acre tract above described; thence S. 2 deg. 06 min. 51 sec. E. 1027.10 feet to a stake on the North margin of Hobson Pike; thence along the margin of said Pike S 39 deg. 50 min. 14 sec. W. 400.0 feet to the beginning point, containing 12.85 acres, more or less.

Being the same property conveyed to Wilbur Yates by Executor's deed from Dewey W. Pedigo, Executor of the Estate of Lorene Y. Chadwell, dated September 18, 1991 and appearing of record in Deed Book 8445, page 143 Register's Office of Davidson County, Tennessee. The said Wilbur Yates (also known as James W. Yates) passed away testate on January 25, 1993, leaving his entire estate to his wife, Maude B. Yates pursuant to his Last Will and Testament, of record in the Davidson County Probate Court Clerk's office. The said Maude B. Yates died testate 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.

This is unimproved property on the west side of Hobson Pike, north of Hamilton Church Road, Antioch, Tennessee 37013.

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 10 day of June, 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 10th day of June, 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 10th day of June, 2014.

Notary Public

Debbie Hofbauer STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 9-21-2016