THIS INSTRUMENT PREPARED BY: ***Gweyn Thomas, Attorney at Law*** ***BPR # 24366*** **ICS Law Group, P.C.** *370 Mallory Station Road, Suite 521* *Franklin, TN 37067* *(615) 224-1290* This instrument was prepared upon information furnished by the parties.	*STATE OF TENNESSEE]* *COUNTY OF ~~WILLIAMSON~~]* Davidson MEK *The actual consideration or value, whichever is greater, for this transfer is $-0-.* Margaret Elizabeth Kruger *Affiant* *Sworn to and subscribed before me this* 7th *day of June, 2014* *Notary Public* *My commission expires:* **My Commission Expires: June 21, 2016**

Name and Address of New Owner:
Diana Bass and Gail Butler, Co-Trustees,
3820 Baxter Avenue Trust
4804 E. Longdale Drive
Nashville, TN 37211

Send Tax Bills To:
Same

BILL GARRETT, Davidson County
Trans:T20140048711 DEEDQC
Recvd: 07/08/14 15:35 2 pgs
Fees:12.00 Taxes:0.00
20140708-0060173

Street Address of Subject Property:	**Map and Parcel:**
3820 Baxter Avenue Nashville, TN 37216	061-15-0306.00 15DZ-06020

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARGARET ELIZABETH KRUGER,** formerly known as Margaret Elizabeth Smith, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **THE 3820 BAXTER AVENUE TRUST, DIANA BASS and GAIL BUTLER, CO-TRUSTEES**, hereinafter called "**GRANTEE,**" its heirs and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the northerly half of Lot No. 32 on the map of the subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County.

Said part of Lot No. 32 fronts 50 feet on the easterly side of Baxter Avenue, and runs back parallel lines 225 feet to a dead line.

Being the same property conveyed to C.T. Dickson, and Helen O. Dickson by deed from E.B. Taylor, a single man, of record in Book 2690, page 493, Register's Office for Davidson County, said C.T. Dickson and Helen O. Dickson, now deceased.

WITNESS my hand this 16th day of June, 2014.

Margaret Elizabeth Kruger
GRANTOR

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **MARGARET ELIZABETH KRUGER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC SEAL: TANITA WATSON — STATE OF TENNESSEE — NOTARY PUBLIC — DAVIDSON COUNTY — TN

Tanita Watson
NOTARY PUBLIC

My commission expires: My Commission Expires: June 21, 2016
