Map 118-1
Par 29 Is

SEND TAX STATEMENTS TO:

Susie Franklin
1406 Sweetbriar Ave
Nashville Tn. 37212

BOOK 6056 PAGE 342

This instrument prepared by: mcd
BERRY & CAULKINS, Attorneys at Law
236 Public Square, Franklin, TN 37064

QUITCLAIM DEED

This instrument made and entered into on this the 11th day of May, 1983, by and between Susie Franklin, a widow, party of the first part, and Shirley Jordan, Trustee, party of the second part:

W I T N E S S E T H :

That for and in consideration of the love and affection that I have for my children, the party of the first part conveys and quitclaims unto the party of the second part, all her right, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 101 on the Map of Belmont Land Company's Plan, called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Sweetbriar Avenue and runs back between parallel lines along the easterly margin of 15th Avenue, South, 188 feet to an alley in the rear.

Being the same property conveyed to Susie Franklin by deed of John V. Adams, Trustee, of record in Deed Book 4817, page 115, Register's Office of Davidson County, Tennessee.

My trustee is vested with the following trusts:

1. My son, Winston B. Franklin, is to have the right to life in the downstairs portion of the residence on the above described property for and during his lifetime.

2. My trustee is to rent out the upstairs portion of the residence and to apply the rent toward payment of real property

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taxes and the upkeep of the property. If all of said rental is not necessary for the upkeep and taxes, she is to retain any overage in a trust account and earn interest thereon. This portion of the trust may be interrupted if, at any time, my son Thomas E. Robinson desires to live in the upstairs; if so, he shall have the right to do so.

If neither Winston B. Franklin nor Thomas E. Robinson desire to live in the premises, my trustee is instructed and is given full power to do so to sell the premises, pay all expenses, and distribute net proceeds in three (3) equal shares to my three (3) children, one of whom is Shirley Jordan.

No purchaser is required to follow the proceeds of any such sale and purchase.

3. If the premises are occupied at the death of Winston B. Franklin by him, then I instruct my trustee, upon the death of Winston B. Franklin, to sell said premises and follow the instructions given in Item 2 hereof as to distribution. Said funds will be distributed on a per stirpes basis.

4. Grantor retains a life estate in the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said second party, her successors and assigns.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set her signature this the day and date first above written.

Susie Franklin

SUSIE FRANKLIN

STATE OF TENNESSEE

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COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Susie Franklin, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 11th day of May, 1983.

NOTARY PUBLIC

My Commission Expires:

Aug 31, 1983

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $ zero. Delete TPE

Susie Franklin
AFFIANT

Sworn to and subscribed before me on this the 11th day of May, 1983.

NOTARY PUBLIC

My Commission Expires:

Aug 31, 1983

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IDENTIF. REFERENCE

MAY 13 3 13 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN