THIS INSTRUMENT PREPARED BY:

Gary D. Copas
Attorney at Law
216 Third Avenue North
Nashville, TN 37201

BOOK 6362 PAGE 565

SEND TAX BILLS TO:

Janell G. Slaton
5438 Lickton Rd.
Goodlettsville, Tenn.
37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS
$ None
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 28th DAY OF August 19 86
Deputy Register

MAP NO.: 23

PARCEL NO.: 59 P/O

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, including the love and affection we have for our daughter, JANELL FAYE WOODARD SLATON, and our grandchildren, SHANNON D. SLATON and SABRINA D. SLATON, the Grantees herein, we, FRED W. WOODARD and wife, NELLIE C. WOODARD, do hereby quitclaim and convey a one-third (1/3) undivided interest in the hereinafter described property to JANELL FAYE WOODARD SLATON and a two-thirds (2/3) undivided interest in the hereinafter described property to JANELL FAY WOODARD SLATON, TRUSTEE for SHANNON D. SLATON and SABRINA D. SLATON, with full power and authority to sell, mortgage or otherwise encumber said property, and to execute any deed, deed of trust, mortgage or other instrument or document of any kind or character, respecting said property, or any part thereof without the joinder of any other party or beneficiary; to hold as joint tenants with right of survivorship; hereby quitclaiming and conveying all our interests in and title to, the following property, SUBJECT to, and RESERVING unto us a LIFE ESTATE therein; said property being described to-wit:

> LAND in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, being a portion of Tract "E" of the John Butterworth Tract on a survey by Hickerson-Miller-Engineers-Surveyors, dated March 28, 1957, and being a part of the property described in the deed of record in Book 3308, Page 250, in the Register's Office of Davidson County, Tennessee, according to a survey by Odo E. Rhodes,

dated September 30, 1961; the land herein conveyed being described as follows:

BEGINNING at an iron pin located in the western margin and right-of-way line of Lickton Pike, being the southeast corner of the property herein conveyed and being Baggett's corner on the line between tracts "E" and "F" of the Hickerson-Miller Survey; thence North 18° 15' E along the said margin of Lickton Pike 118 ft. 6 inches to an iron pin in said margin; thence in a westerly direction 472 ft. to an iron pin, located 144 ft. 6 inches from the northern boundary line of other property of the Grantors being conveyed by even date to Lawrence W. Woodard and wife, Margaret Joyce Woodard; thence continuing in a westerly direction 379 ft. to an iron pin in the eastern boundary line of property of Lawrence W. Woodard and wife, Margaret Joyce Woodard, described in deed of record in Book 6620, Page 389, in the Register's Office of said County; thence in a southerly direction along said eastern boundary 154 ft. to the southeast corner of the said Lawrence W. Woodard property of record in Book 6620, Page 889; thence South 73° 40' East 865 ft. to the point of beginning.

BEING part of the same property conveyed to Fred W. Woodard and wife, Nellie C. Woodard by deed from M. C. Webb, Jr., and wife, Mary M. Webb, recorded October 31, 1961, in Book 3308, Page 250, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is expressly SUBJECT to the RESERVATION unto the Grantors, Fred W. Woodard and wife, Nellie C. Woodard, of a LIFE ESTATE in said property, to have and to hold the same unto the said Fred W. Woodard and wife, Nellie C. Woodard, and their assigns for and during their natural lives and upon the death of the survivor of them unto the said JANELL FAYE WOODARD SLATON, and JANELL FAY WOODARD SLATON, TRUSTEE, for SHANNON D. SLATON and SABRINA D. SLATON, as joint tenants with right of survivorship, with the said Trustee having all power and authority as hereinabove set out; it being the express intent of the Grantors that said reservation shall terminate upon the death of the surviving Grantor thereby vesting the remaindermen Grantees with absolute ownership as joint tenants with right of survivorship in the property herein conveyed; and it further being the express intent of the Grantors that the estate held by JANELL FAY WOODARD SLATON and JANELL FAY WOODARD SLATON, TRUSTEE, for SHANNON D. SLATON and SABRINA D. SLATON, shall be one held in joint tenancy and that the part or share of JANELL FAY WOODARD SLATON, SHANNON D. SLATON or SABRINA D. SLATON, shall descend or go to the survivor or survivors of them in the event any of them predecease the other, or others.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 28th day of August, 1986.

Fred W. Woodard
FRED W. WOODARD

Nellie C. Woodard
NELLIE C. WOODARD

363889

IDENTIFICATION REFERENCE

AUG 29 1 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, FRED W. WOODARD and wife, NELLIE C. WOODARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the pruposes therein contained.

WITNESS my hand and official seal at office in _____ Nashville, Tennessee, this 28th day of August, 1986.

W. S. Coates

NOTARY PUBLIC

My Commission Expires: 7/10/90

W. S. COATES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE