THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL
Jackie J. D. Ferguson 509 Keaton Avenue Old Hickory, TN 37138	Cora Ferguson 509 Keaton Avenue Old Hickory, TN 37138	Map 43-4 Parcel 56

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, and for the purpose of creating an estate of tenants by the entireties, CORA FERGUSON, a single woman, by these presents does hereby quitclaim and convey unto JACKIE J. D. FERGUSON, a single man, his heirs and assigns, all of her right, title and interest in and to that certain real estate in Davidson County, Tennessee, as hereinbelow described, but subject to a life estate retained in the GRANTOR, CORA FERGUSON, said property being more particularly and specifically described as follows, to-wit:

> BEGINNING at a concrete monument situated in the north margin of Keaton Avenue. Said monument being located 109.63 feet east of the center line of Hiller Drive; thence, easterly along the north margin of Keaton Avenue North 46 degrees and 25 minutes West for a distance of 100 feet to an iron pin; thence extending back in a northerly direction between two parallel lines for a distance of 436 feet to a dead line in the rear measuring 100 feet thereon. All described in a boundary survey made by Richard B. Omohundro, Engineer, dated August 4, 1966, containing one acre, more or less.
>
> BEING the same property conveyed to Cora Ferguson by deed from Walter Ferguson of record in Book 7686, page 240, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 509 Keaton Avenue, Old Hickory, Tennessee 37138.

LIFE ESTATE: The GRANTOR, CORA FERGUSON, specifically retains for herself, a life estate in the real property hereinabove described, together with all of the improvements located thereon and the appurtenances thereto, for and during her natural lifetime, subject to the following terms, provisions and conditions:

1. Cora Ferguson will be responsible for the payment of all taxes, insurance, maintenance and upkeep during the full term of the life estate retained by her.

2. Cora Ferguson shall have the sole and exclusive right to the use and occupancy of the said property for the full term of her life estate.

3. Notwithstanding any provisions to the contrary, the life estate retained by Cora Ferguson, shall terminate and be of no other or further force or effect in the event Cora Ferguson establishes her principal residence elsewhere or in the event Cora Ferguson fails

to occupy the dwelling house located on the said property for a period of twelve (12) consecutive months.

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

IN WITNESS WHEREOF, the undersigned has hereunto set their hands on this the 1st day of June, 1990.

"GRANTOR" "GRANTEE"

Cora Ferguson
CORA FERGUSON

Jackie J. D. Ferguson
JACKIE J. D. FERGUSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, CORA FERGUSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 1st day of June, 1990.

NOTARY PUBLIC

My Commission Expires: 9/7/93

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared JACKIE J. D. FERGUSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 1st day of June, 1990.

NOTARY PUBLIC

My commission expires: 9/7/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual transfer or value, whichever is greater, for this transfer is NONE.

Jackie J. D. Ferguson
AFFIANT

Sworn to and subscribed before me this the 1st day of June, 1990.

NOTARY PUBLIC

My Commission Expires: 9/7/93

IDENTIF. TREFERENCE

31005

JUN 5 9 34 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.