ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruben H. Franklin and wife, Angie L. Franklin and Carolyn D. Franklin 3002 Brandau Road Hermitage, TN 37076	Ruben H. Franklin 3002 Brandau Road Hermitage, TN 37076	Map 84 PO Par 24 PO 4D11670
This instrument prepared: From information furnished by parties without verification by Harry McNutt, Attorney at Law, 120 Donelson Pike, P.O. Box 140691, Nashville, Tennessee 37214		

2421 03/11 0101 03CHECK 9.00

QUITCLAIM DEED

For and in consideration of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create joint tenants with right of survivorship and not a tenancy in common, reserving a life estate to Ruben Franklin and Angie Franklin.

We, Ruben H. Franklin and wife, Angie L. Franklin by these presents do hereby Quitclaim and convey unto Barbara M. Campbell, Trustee, her successors and assigns, the following Tracts or Parcel of land in Davidson County, State of Tennessee, to-wit:

DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Ulmer Estates as of record in Plat Book 5200, page 553, in the Register's Office for said County.

Said Lot No. 1 begins at a point in the center line of Brandau Road (formerly in the N.C. & St.L. Railway right of way) and thence S. 59 degrees 27' 18" W. 229.45 feet to a point; thence 67 degrees 37' 21" W. 612.30 feet to a point in the southeasterly margin of the right of way of the L. & N. Railway (formerly the T.C. Railway); thence with said right of way N. 31 degrees 12' 51" E. 201.61 feet to a point; thence S. 67 degrees 37' 21" E. 671.59 feet to a monument in the northwesterly margin of the right of way of Brandau Road; thence S. 54 degrees 47' 31" E. 24.94 feet to a monument; thence S. 43 degrees 31' 31" E. 26.0 feet to the beginning and containing 3.06 acres, more or less.

Being the same property conveyed to Ruben H. Franklin and wife, Angie Lee Franklin by deed from Ralph L. Ulmer etux of record in Book 6180, page 312, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement, 30 feet wide, along the southerly and southwesterly boundary lines of said property, for ingress and egress to other property of the grantors, which easement is hereby reserved by said grantors.

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

And now, I, the said Barbara M. Campbell, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Ruben H. Franklin and wife, Angie L. Franklin and Carolyn D. Franklin as joint tenants with right of survivorship and not as tenancy in common, reserving a life estate to Ruben H. Franklin and wife Angie L. Franklin their heirs and assigns the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 21st day of February, 1991.

Barbara M. Campbell
Barbara M. Campbell, Trustee

Ruben H Franklin
Ruben H. Franklin

Angie Lee Franklin
Angie Lee Franklin

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, Harry McNutt, a Notary Public in and for said County and State the within named Ruben H. Franklin and wife, Angie Lee Franklin, the bargainor 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 1991.

Harry McNutt
Notary Public

HARRY McNUTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 3-26-94

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, Harry McNutt, a Notary Public in and for said County and State the within named Barbara M. Campbell, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 1991.

Harry McNutt
Notary Public

HARRY McNUTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 3-26-94

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 21st day of February, 1991.

Notary Public

My Commission Expires: 1-21-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. TREFERENCE

98170

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DAVIDSON COUNTY