This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds,
A Professional Corporation
First Union Tower, Suite 1810
150 Fourth Avenue North
Nashville, Tennessee 37219-2424

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Ted A. Rutledge, John Lee Rutledge and Ted Lane Rutledge 6513 Cornwall Drive Nashville, TN 37215	Stacy Nell Rutledge 927 Downey Drive Nashville, TN 37215	115-1-34 8DZ-61505

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), **Stacy Nell Rutledge**, also known as Nell Rutledge, hereinafter referred to as the "Grantor," by these presents does hereby quitclaim and convey unto **Ted Andrew Rutledge, John Lee Rutledge and Ted Lane Rutledge**, hereinafter referred to as the "Grantees," as tenants in common, a remainder interest in and to the following described property situated in Davidson County, Tennessee:

> Being Lot No. 1, Section 1 on the Plan of Glennwood as of record in Book 2854, Page 17, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 1 fronts 171.0 feet on the westerly margin of Downey Drive and extends back 252.8 feet on the northerly line and 246.0 feet on the southerly line to a dead line in the rear on which it measures 152.2 feet.
>
> Being the same property conveyed to Albert T. Rutledge and wife, Nell Rutledge, by deed from William C. Casto and wife, Gail G. Casto, of record in Book 5274, Page 519, Register's Office for Davidson County, Tennessee, Albert T. Rutledge having since died.
>
> This is improved property, known as 927 Downey Drive, Nashville, Tennessee 37205.

This conveyance shall be subject to such limitations, restrictions, and encumbrances as may affect the premises.

The aforesaid property is hereby conveyed on the condition that the Grantor shall retain full possession and control thereof, and shall be entitled to receive any and all rents derived therefrom, for and during her natural life, it being her intention, as the Grantor hereunder, to convey unto the Grantees a remainder interest in and to the aforesaid property and to retain a life estate therein;

PROVIDED, HOWEVER, the Grantor retains the power to change the interests of the Grantees as among themselves (even to the extent of divesting a Grantee of his remainder interest in said property), as she may determine from time to time in her absolute and uncontrolled discretion, such power to be exercisable by an instrument executed by the Grantor and presented in recordable form in the said Register's Office prior to the death of the Grantor. In the event that the aforesaid power shall not be exercised by the Grantor, then upon the Grantor's death the Grantees shall hold said property equally as tenants in common.

Witness my hand this 7th day of July, 1994.

Stacy Nell Rutledge

Stacy Nell Rutledge

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, a Notary Public in and for said State and County, Stacy Nell Rutledge, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of July, 1994.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

May 28, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration paid for this transfer is $ -0-.

PICK-UP

Affiant

Subscribed and sworn to before me this the 7 day of July, 1994.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 28, 1995.

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94 JUL -8 AM 9:56
FELIX A. ELSAHILI REGISTER
DAVIDSON COUNTY, TN.

69148
IDENTIF. ↑ REFERENCE

4863-07/08 CHECK

8.00