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 Owners:	Send Tax Bills To:	Map-Parcel Numbers
Macon Mai Vandergriff, John Robert Vandergriff and Gaston Lee Vandergriff 1917 Lebanon Road Nashville, Tennessee 37210	Macon Mai Vandergriff 1917 Lebanon Road Nashville, TN 37210	95-9 43

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), **Macon Mai Vandergriff**, also known as Macon D. Vandergriff, an unmarried woman, hereinafter referred to as the "Grantor," by these presents does hereby quitclaim and convey unto **John Robert Vandergriff** and **Gaston Lee Vandergriff**, 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 a tract of land in the 3rd, formerly 15th Civil District of said County, described according to a survey made by John M. Sullivan, County Surveyor, September 14, 1950, as follows:
>
> BEGINNING in the center of the Lebanon Pike at the northeast corner of the property conveyed to Clarence H. Cox and wife, by deed from Tennessee Construction and Development Company, Inc., of record in Book 2018, page 289, Register's Office for said County; thence with the center of said Pike eastwardly 79.6 feet; thence south 31° 05′ east 282 feet; thence south 35° 52′ west 71.6 feet to the southeast corner of said Cox property; thence with said Cox easterly line north 33° 27′ west 294.5 feet to the beginning.
>
> Being the same property conveyed to Walter Vandergriff and wife, Macon D. Vandergriff, by installment deed from Pearl Hale Cook, of record in Book 3250, Page 437, Register's Office for Davidson County, Tennessee, Walter Vandergriff having since died.
>
> This is improved property known as 1917 Lebanon Road, Nashville, Tennessee 37210.

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 6th day of April, 1995.

Macon Mai Vandergriff

Macon Mai Vandergriff

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Charlene McInnis, a Notary Public in and for said State and County, Macon Mai Vandergriff, 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 6th day of APRIL, 1995.

Charlene McInnis

Notary Public

My Commission Expires: Sept. 16, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

PICK-UP

John R Vandergriff

Affiant

Subscribed and sworn to before me, this the 6th day of April, 1995.

Notary Public

My Commission Expires: 4-22-96.

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IDENTIFICATION REFERENCE

95 APR 17 PM 3:48

DAVIDSON COUNTY, TN.

04/17 0101 CHECK 8.00