THIS INSTRUMENT WAS PREPARED BY:

Carrol D. Kilgore
Branstetter, Kilgore, Stranch & Jennings
227 Second Avenue North
Fourth Floor
Nashville, TN 37201-1631

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ GIFT

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 1997.

Notary Public

MY COMMISSION EXPIRES:
11/24/01
(AFFIX SEAL)

BOOK 11360 PG. 476

NAME & ADDRESS OF PROPERTY OWNER	NAME&ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) J. RICHARD GARRETT, TRUSTEE	(NAME) JOHN C. JACKSON	MAP #142-9-H PARCEL #73CO
(STREET ADDRESS OR ROUTE NO.) 222 SECOND AVENUE NORTH	(STREET ADDRESS) 1105 DEERHURST COURT	
(CITY) (STATE) (P.O. ZIP) NASHVILLE, TN 37201	(CITY) (STATE) (ZIP) NASHVILLE, TN 37221	

Quitclaim Deed

For and in Compliance with the obligation undertaken in a contract to convey real property executed by the Grantor on June 19, 1998, of record in Book 10984, Page 889, Davidson County Register's Office, in compliance with the final judgment of the Davidson County Probate Court *In re: Estate of Vivian Joan Sullivan, Deceased,* No. 93P-314, of record in the said Court's Minute Book 430, page 016,

JOHN C. JACKSON 1605 03/03 0101 03CHECK 10.00

has bargained and sold and by these presents does remise, release and quitclaim unto

J. RICHARD GARRETT, TRUSTEE

all of his right, title and interest in a remainder in fee simple, subject to the life estate reserved in himself for and during the life of his father, Charles Jackson, in a tract of land described as follows, to-wit:

Unit No. 9141, together with the Carport designated No. 9141-C, in River Plantation, Section IX, Phase II-A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-A Condominium Apartments, recorded in Book 7900, page 325 et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-A Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions, and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County and annexation document of record in Book 8494, page 628, said Register's Office.

Being property conveyed to V. Joan Sullivan, by deed from Haury and Smith Contractors, Inc., of record in Book 8627, page 126, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD such remainder in fee simple in trust for the benefit of the Grantor's daughter, Angela Marie Jackson, in accordance with the terms of the Trust established in the aforementioned judgment of the Davidson County Probate Court.

The Grantor does further covenant with the Grantee that, for the duration of the life estate herein retained unto himself, the Grantor will pay all real property taxes upon the property, will keep the property insured at full value for the benefit of himself and his Grantee, as their interests may appear, and will pay all Association fees related to the property and all expenses reasonably necessary to maintain the property in good repair during the term of the life estate, with the Grantee required to make disposition of the remainder in fee simple in said property, upon expiration of the life estate, in the manner required by the aforesaid Trust as set out in the aforementioned judgment of the Davidson County Probate Court.

The property is improved property known as 9141 Sawyer Brown Road, River Plantation, Nashville, Tennessee.

Witness my hand this 9th day of _____, 1998.

JOHN C. JACKSON

99 MAR -1 PM 2:32

0554438

INDIVIDUAL ACKNOWLEDGEMENT:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOHN C. JACKSON, the BARGAINOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of _____, 1998.

NOTARY PUBLIC

My Commission Expires:

11/25/01