This Instrument Prepared By:
K. Gabriel Heiser, Esq.
WALLER LANSDEN DORTCH & DAVIS
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219-1760

BOOK 11510 PG. 269

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **SARA MARGARET LUNN MULLINS, (also know as Sarah M. Mullins)**, Grantor, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby quitclaim and convey all of her right, title and interest in the property described below to **WALTER FELIX MULLINS**, the Grantee, the property described below, reserving a life estate in such property, without any liability for waste, with full power and authority in her to sell, convey, mortgage, lease or otherwise dispose of the property described below in fee absolute during her life, without joinder by the remainderman, and to keep any and all proceeds derived therefrom, pursuant to T.C.A. §66-1-106. Upon the Grantor's death, to the extent not otherwise disposed of during the Grantor's life, title shall be vested in the above-named Grantees. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Downeymeade Drive at the corner of Lots Nos. 252 and 253; thence with the line between said lots, southwesterly 135.45 feet to a corner of Lot No. 254; thence with the line between Lots 253 and 254, northwesterly 129.83 feet to the southeasterly margin of Jenry Drive; thence with the margin of the same, northeasterly 120.3 feet to the beginning of a curve; thence around said curve, easterly 39.55 feet to the margin of Downeymeade Drive; thence with the margin of the same, southeasterly 107 feet to the point of beginning.

Being the same property conveyed to John G. Mullins and wife, Sarah M. Mullins by deed from Michael D. Davis and wife, Stephanie M. Davis of record in Book 4244, page 395, Register's Office for Davidson County, Tennessee.

TRACT II

Land in Davidson County, Tennessee, being a part of Lot No. 252 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said County, described as follows:

Beginning at a point in the most southerly margin of Downeymeade Drive said point being south 51 degrees 50 minutes east 132.28 feet from the easterly margin of Jenry Drive; thence south 25 degrees 46 minutes 42 seconds west 136.36 feet; thence north 56 degrees 16 minutes 59 seconds west 29.13 feet; thence north 38 degrees 04 minutes 40 seconds east 135.45 feet to the point of beginning containing .045 acres, more or less.

Included in the above described tract is a 20 foot public drainage and utilities easement further described as being 10 feet on either side of a centerline more particularly described as follows: beginning at a point in the most southerly margin

of Downeymeade Drive, said point being the front common corner of Lots No. 252 and 253 of the aforementioned subdivision; thence south 30 degrees 04 minutes 40 seconds east 135.45 feet to the common rear corner of Lots No. 253 and 254.

Being a part of the property conveyed to John G. Mullins and wife, Sarah M. Mullins by deed from George Ray Carrigan and wife, Elsie Enolia Carrigan of record in Book 5372, page 395, Register's Office for Davidson County, Tennessee.

This is improved property known as 222 Downeymeade Drive, Nashville, Tennessee 37214..

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, this instrument was executed on 5/21, 1999.

X
(Her Mark)
SARA MAGARET LUNN MULLINS

The foregoing instrument was signed by making a mark and declared by Sara Margaret Lunn Mullins, being of sound mind and free from any compulsion or constraint, to be her Quitclaim Deed, in the presence and sight of us, present at the same time, who at her request and in her presence and sight and in the presence and sight of each other, have subscribed our names as attesting witnesses on the day and year last above written.

WITNESSES:

Michael Kevin Jones
MICHAEL KEVIN JONES
(Print)

Britney B. Jones
Britney B. Jones
(Print)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SARA MARGARET LUNN MULLINS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument by marking her mark as her free and voluntary act and deed for the purposes therein contained.

WITNESS my hand and Notarial Seal on May 21, 1999.

SANDRA F. CHADWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Property address:
222 Downeymeade Drive
Nashville, Tennessee 37214

Mail Tax Bills To:
Walter Felix Mullins
222 Downeymeade Drive
Nashville, TN 37214

461848.01

BOOK 11510 PG. 211

PARCEL I.D. Map 85, Group 7, Parcel 131
I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

X
_____
, Affiant

Subscribed and sworn to before me on May 21, 1999.

Sandra J. Chadwell
NOTARY PUBLIC
My Commission Expires: March 24, 2001

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REFERENCE
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