This Instrument Prepared By:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 FRANKLIN RD., SUITE 137
BRENTWOOD, TN 37027
(615) 221-9769

Davidson County DEEDQC
Recvd: 05/08/01 14:09 2pgs
Fees:10.00 Taxes:0.00
20010508-0047535

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that REBECCA MATTHEWS O'NEAL, 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 CLARENCE MATTHEWS, JR., JOYCE J. HYDE and RAVIN LINDA MATTHEWS TYREE, the Grantees, as tenants in common, 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 any 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 more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 22 fronts 50 feet on the southerly side of Caruthers Avenue, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Rebecca Matthews, the same person as Rebecca Matthews O'Neal, by deed from Louie E. Matthews, dated October 14, 1969, of record in Book 4373, Page 368, Register's Office for Davidson County, Tennessee.

This is improved property known as 913 Caruthers Avenue, Nashville, Tennessee 37204.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument was executed on April 18, 2001.

Rebecca Matthews O'Neal
REBECCA MATTHEWS O'NEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared REBECCA MATTHEWS O'NEAL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on April 18, 2001.

K. GABRIEL HEISER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: My Commission Expires October 05, 2004

Property address:
913 Caruthers Avenue
Nashville, Tennessee 37204

Mail Tax Bills To:
REBECCA MATTHEWS O'NEAL
913 Caruthers Avenue
Nashville, Tennessee 37204

PARCEL I.D.
Map 118-1
Parcel 262

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

Joyce M. Hyde
Joyce M. Hyde , Affiant

Subscribed and sworn to before me April 8, 2001.

GABRIEL HEISER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires October 05, 2004