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: 01/21/03 15:17 2pgs
Fees:12.00 Taxes:0.00
20030121-0008456

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that MARGARET A. MAYNARD, 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 the following Grantees as tenants in common in the percentages indicated, with rights of survivorship in all of the Grantees, as follows: MARGARET A. MAYNARD, a 99.5% interest; and THERESA M. JOHNSON and BOYD W. MAYNARD, JR., with rights of survivorship as between them, a 0.5% interest, provided that if THERESA M. JOHNSON and/or BOYD W. MAYNARD, JR., shall die prior to the death of MARGARET A. MAYNARD leaving children surviving, then said children shall take their deceased parent's share, with rights of survivorship as among such children. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot 6-A, Zone Lot Division of Lots 2, 3, 6 & 7 Tally Green, of record in Book 6250, Page 73, as amended in Book 6250, Page 954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to MARGARET A. MAYNARD by deed from Margaret A. Maynard and Maynard L. Johnson and wife, Theresa M. Johnson, dated September 13, 1988, of record in Book 7749, P age 583, Register's Office for Davidson County, Tennessee. The legal description set forth above is identical to that in the previous deed of record.

This is improved property known as 2326 Tally Green Court, Nashville, Tennessee 37214.

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 January 10, 2003.

Margaret A. Maynard
MARGARET A. MAYNARD

by: Theresa M. Johnson
THERESA M. JOHNSON,
Attorney-in-fact for MARGARET A. MAYNARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared THERESA M. JOHNSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the attorney-in-fact of MARGARET A. MAYNARD, the within named Grantor, and that as such attorney-in-fact, executed the foregoing instrument for the purposes therein contained by signing on behalf of such Grantor, and acknowledged the execution of the same as the free act and deed of such Grantor.

WITNESS my hand and Notarial Seal on January 10, 2003.

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

NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires
October 05, 2004

The Durable Power of Attorney naming THERESA M. JOHNSON as the attorney-in-fact for MARGARET A. MAYNARD has been recorded in Book _*_, Page _____, Register's Office for Davidson County, Tennessee.

* 20030121-0008455

New Owner/Property address:
MARGARET A. MAYNARD
2326 Tally Green Court
Nashville, Tennessee 37214

Address of New Owner:
MARGARET A. MAYNARD
2326 Tally Green Court
Nashville, TN 37214

Mail Tax Bills To:
MARGARET A. MAYNARD
2326 Tally Green Court
Nashville, TN 37214

PARCEL I.D.
Map 73-15
Parcel 17

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is No Dollars and No Cents ($ 0.00).

Theresa M. Johnson
, Affiant

Subscribed and sworn to before me on January 10, 2003.

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

NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires
October 05, 2004