This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDQC
Recvd: 01/09/04 09:51 2 pgs
Fees:12.00 Taxes:0.00

20040109-0003704

QUITCLAIM DEED

Address new owner as:
Martha Hickman
72 Rolling Meadows
Goodlettsville, Tennessee 37072

Send tax bills to:
Same

Map-Parcel
Map 33-4A
Par 42

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I Martha J. Hickman, have this day bargained and sold, and do hereby transfer, convey and quitclaim, reserving to the grantor a life estate in the real property hereinafter described and the right and power, pursuant to T.C.A. § 66-1-106, to dispose of and convey the said premises in fee at anytime during her life, hereby saving and reserving to the grantor full power and authority at any time, during her lifetime, to divest the fee hereby granted for the purpose of exercising the power to sell herein reserved, to Julie Massey O'Brien and Lance M. Massey, their heirs and assigns, all my right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42, on the Plan of Rolling Meadows, Phase 1, Section Four, a resubdivision of Lot 7, Section One of Solitude Acres, of record in Plat Book 6900, Page 215, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Bettye Jane Lovelace by Warranty Deed from Delores M. Head and Michael A. Head of record in Instrument Number 20010418-0038356. The said Bettye Jane Lovelace died leaving a will which was probated in the Probate Court for Davidson County, Tennessee under Docket Number 03P-1307, with said will leaving property to Martha J. Hickman.

THIS CONVEYANCE IS MADE SUBJECT TO the Plan of Roiling Meadows, Section 1, Phase 4 as of record in 6900, Page 215, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon, and subject to Restrictive covenants of record in Book 6593, page 194 and Book 6926 Page 472 Register's Office for Davidson County, Tennessee.

This is improved property known as 42 Rolling Meadows, Goodlettsville Tennessee.

WITNESS my hand this 8th day of January 2004.

Martha J. Hickman
MARTHA J. HICKMAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha J. Hickman, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2004.

Pam Whitworth
NOTARY PUBLIC AT LARGE

PAM WHITWORTH NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 8th day of January 2004.

Pam Whitworth
NOTARY PUBLIC AT LARGE

PAM WHITWORTH NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires JAN. 28, 2006

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.