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

Davidson County DEEDQC
Recvd: 02/13/04 14:57 2 pgs
Fees:12.00 Taxes:0.00

20040213-0017617

QUITCLAIM DEED

Address new owner as:
William E. Hannah
3312 Masonwood Drive
Nashville, Tennessee 37207

Send tax bills to:
Same

Map-Parcel
Map 50-11
Par 21

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, Frances Louise Culwell, 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 William E. Hannah, his 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. 639 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, page 80, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.
>
> Being the same property conveyed to Jesse B. Culwell and wife, Frances Louise Colwell by deed from Gaines Home Building Corporation, which deed is dated the 10th day of May, 1965 and is recorded in Book 3889, page 664, Register's Office for Davidson County, Tennessee, the said Jesse B. Culwell having died on June 11, 1995.

This is improved property known as 3312 Masonwood Drive, Nashville, Tennessee.

WITNESS my hand this 13th day of February 2004.

Frances Louise Culwell
FRANCES LOUISE CULWELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances Louise Culwell, 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 13th day of February 2004.

NOTARY PUBLIC

PAM WHITWORTH NOTARY PUBLIC AT LARGE 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 13th day of February 2004.

NOTARY PUBLIC

PAM WHITWORTH NOTARY PUBLIC AT LARGE 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.