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

Davidson County DEEDQC
Recvd: 04/22/04 09:27 2 pgs
Fees:12.00 Taxes:0.00

20040422-0045649

QUITCLAIM DEED

Address new owner as:
Carol Jean Hayes *et al*
612 Nawakwa Trail
Madison, Tennessee 37115

Send tax bills to:
Same

Map-Parcel
Map 63-1
Par 8.2

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, we, W.G. Hannah and wife, Irene T. Hannah, have this day bargained and sold, and do hereby transfer, convey and quitclaim, reserving to the grantors 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 their lives, hereby saving and reserving to the grantors full power and authority at any time, during their lifetimes, to divest the fee hereby granted for the purpose of exercising the power to sell herein reserved, to Carol Jean Hayes, Jerry Garland Hannah and Jackie Lynn McCarty, their heirs and assigns, all our right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

Land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, being the westerly one-half of lot No. 5 on the unrecorded plan of part of the L. J. Gee Estate, described according to a survey made by Norris H. Hickerson, surveyor, October 3, 1946, as follows:

Beginning on the northerly margin of Nawakwa Trail, 684 feet east of the northeast corner of Nawakwa Trail and Neely's Bend Road, said beginning point being the corner of lots 4 and 5 in said unrecorded plan; thence with the line between said two lots northwardly 300 feet to an iron pin, thence eastwardly 75 feet to a point; thence southwardly and parallel to the line between said lots Nos. 4 and 5, 300 feet to a point in the northerly margin of Nawakwa Trail; thence with the northerly margin of said Nawakwa Trail westwardly 75 feet to the point of beginning.

Being the same property conveyed to W.G. Hannah and wife, Irene T. Hannah by Warranty Deed from O. N. Fontaine and wife, Thelma E. Fontaine, of record in Book 4049, page 111, Register's Office for Davidson County, Tennessee.

This is improved property known as 612 Nawakwa Trail, Madison, Tennessee.

WITNESS our hands this 21st day of April 2004.

W.G. HANNAH

IRENE T. HANNAH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.G. Hannah and wife, Irene T. Hannah, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April 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-

AFFIANT

Subscribed and sworn to before me, this 21st day of April 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.