THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDQC
Recvd: 05/26/04 15:32 3pgs
Fees:17.00 Taxes:0.00
20040526-0062172

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Andrea Baird, et al c/o Mary E. Nollner 2431 Mansker Drive Madison, TN 37115	Mary E. Nollner 2431 Mansker Drive Madison, TN 37115	Map 27-13 Parcel 7

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between MARY MARLIN PHILLIPS, a/k/a MARY E. NOLLNER, joined by her husband, JAMES E. NOLLNER, JR., hereinafter referred to as the "GRANTORS", and ANDREA BAIRD, LANA PHILLIPS, and ALLISON MOORE, hereinafter referred to as the "GRANTEES," under the provisions of T.C.A. § 66-1-106 and reserving Life Estates for MARY MARLIN PHILLIPS, a/k/a MARY E. NOLLNER and husband, JAMES E. NOLLNER, JR., or the survivor of them, as hereinbelow set forth.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLAR, cash in hand paid, and other good and valuable considerations, the receipt of which are hereby acknowledged, MARY MARLIN PHILLIPS, a/k/a MARY E. NOLLNER, joined by her husband, JAMES E. NOLLNER, JR., the GRANTORS, have this day bargained, sold and do hereby transfer, convey, and quitclaim, unto the GRANTEE, ANDREA BAIRD, LANA PHILLIPS and ALLISON MOORE, as Tenants in Common, each owning a one-third (⅓) undivided interest, their heirs or assigns, but reserving in MARY MARLIN PHILLIPS, a/k/a MARY E. NOLLNER , the right and power, pursuant to T.C.A. Section 66-1-106, to dispose of and convey the said premises, in fee, at any time during her lifetime, hereby saving and reserving unto the GRANTOR, MARY MARLIN PHILLIPS, a/k/a MARY E. NOLLNER, 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, and reserving unto MARY MARLIN PHILLIPS, a/k/a MARY E. NOLLNER and husband, JAMES E. NOLLNER, JR., or the survivor of them, a Life Estate in the real property as hereinbelow set forth, said property being more specifically and particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Mansker Meadows Subdivision, Section II, of record in Book 2663, Pages 15 and 16, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 36, as shown in said plan, fronts 100 feet on the southeasterly side of Mansker Drive, and runs back on the northeasterly line 1,403.5 feet with the line of Lot No. 35, and 1,033.1 feet on the southwesterly line, to a dead line in the rear, on which it measures 580 feet.
>
> Being the same property conveyed to Randall Lee Phillips and wife, Mary M. Phillips by deed from E. R. Phillips and wife, Louise T. Phillips, of record in Book 5068, Page 220, Register's Office for said County. The said Randall Lee Phillips and wife, Mary

M. Phillips, having since divorced by Final Decree in the Fourth Circuit Court of Davidson County, Tennessee, Docket# 97404, and of record in Book 5862, Page 645, Register's Office for Davidson County, Tennessee. And, being the same property conveyed to Mary Marlin Phillips by deed from Randall Lee Phillips filed for record in Book 8174, Page 186, Register's Office for Davidson County, Tennessee. The said Mary Marlin Phillips thereafter married James E. Nollner, Jr. and is now known as Mary E. Nollner.

The mailing address for the said property is 2431 Mansker Drive, Madison, TN 37115.

LIFE ESTATE:

The GRANTOR, MARY MARLIN PHILLIPS, a/k/a MARY E. NOLLNER, specifically reserves for herself and conveys to her husband, JAMES E. NOLLNER, JR., a Life Estate in the real property hereinabove described, together with the improvements thereon and the appurtenances thereto, during the respective lifetimes of MARY MARLIN PHILLIPS, a/k/a MARY E. NOLLNER, and her husband, JAMES E. NOLLNER, JR., or the survivor of them, under the following terms, provisions, and conditions:

1. The Life Tenants will be solely responsible for the timely payment of all costs or expenses relating to the upkeep, taxes, maintenance, and insurance on the said property, insuring all building structures located on the said property in the joint names of ANDREA BAIRD, LANA PHILLIPS, ALLISON MOORE, MARY E. NOLLNER, and JAMES E. NOLLNER, JR., as their interests may appear.

2. That the Life Estate reserved for JAMES E. NOLLNER, JR. will terminate and be of no further force or effect, whatsoever, if JAMES E. NOLLNER, JR. survives the death of MARY E. NOLLNER and thereafter remarries or cohabitates with another woman who is not a blood relative.

3. That the Life Estates reserved for or conveyed to MARY E. NOLLNER and/or JAMES E. NOLLNER, JR. will terminate and be of no further force or effect, whatsoever, if the Life Tenant chooses to live elsewhere, fails to reside on the premises and use the said premises as his or her principal residence for a period of six (6) consecutive months, for any reason.

4. That the Life Estate conveyed to JAMES E. NOLLNER, JR. will terminate and be of no further force or effect, whatsoever, if JAMES E. NOLLNER, JR. is divorced from MARY E. NOLLNER.

5. That the Life Estate reserved for MARY E. NOLLNER terminates at her death, and the Life Estate reserved for JAMES E. NOLLNER, JR. terminates at his death.

The property description, as contained herein, is the same as that contained in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the day and date acknowledged below.

Mary Marlin Phillips, a/k/a
Mary E. Nollner

MARY MARLIN PHILLIPS, a/k/a
MARY E. NOLLNER

JAMES E. NOLLNER, JR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY MARLIN PHILLIPS, a/k/a MARY E. NOLLNER and JAMES E. NOLLNER, JR., 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 and official seal this the 24th day of May, 2004.

NOTARY PUBLIC

HOMER R. AYERS Notary Public At Large Exp. 8/20/2005 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Mary E. Nollner
AFFIANT

Sworn to and subscribed before me this the 24th day of May, 2004.

NOTARY PUBLIC

HOMER R. AYERS Notary Public At Large Exp. 8/20/2005 STATE OF TENNESSEE