THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDQC
Recvd: 11/24/04 10:30 2pgs
Fees:12.00 Taxes:0.00
20041124-0140921

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Doris B. Lynn, et al	Ethel M. Simms	Map 119-15
114 Marita Avenue	3123 Lake Park Drive	Parcel 024.00
Goodlettsville, TN 37072	Nashville, TN 37211	Field Book 6DA29003

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between ETHEL M. BOATRIGHT, now ETHEL M. SIMMS, hereinafter referred to as the "GRANTOR", and DORIS B. LYNN and BARBARA A. JACKSON, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ETHEL M. BOATRIGHT, now ETHEL M. SIMMS, the GRANTOR, has this day bargained, sold and quitclaimed unto DORIS B. LYNN and BARBARA A. JACKSON, the GRANTEES, as tenants in common, their heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, reserving for the GRANTOR a life estate in the real property, hereinbelow described, and the right and power, to dispose of and convey the said premises in fee, at any time during her lifetime, pursuant to the provisions of T.C.a. § 66-1-106, said real property being more specifically and particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section Two, Southlake, as of record in Book 2083, Page 84, Register's Office for said County. Said Lot No. 26 fronts 67 feet on the westerly side of Lake Park Drive, and runs back 137.2 feet on the northerly line and 128.7 feet on the southerly line, to a dead line, measuring 94.9 feet thereon.
>
> Being the same property conveyed to Harold F. Boatright and wife, Ethel M. Boatright, by deed from James M. Beasley and wife, Frances Hartman Beasley, filed for record in Book 3674, Page 239, Register's Office for Davidson County, Tennessee. The said Harold F. Boatright died on May 5, 1981, at which time ownership and title to the said property became vested in Ethel M. Boatright, as surviving tenant by the entirety. Ethel M. Boatright thereafter married Howard E. Simms and is now known as Ethel M. Simms.
>
> The mailing address for the said property is 3123 Lake Park Drive, Nashville, Tennessee 37211.
>
> 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.

T.C.A. § 66-1-106: The Grantor reserves for herself, during her lifetime, the right to dispose of and convey the said premises in fee at any time under the provisions of T.C.A. § 66-1-106.

LIFE ESTATE: The Grantor reserves a life estate for herself in the real property hereinabove described subject to the following terms, conditions, and provisions:

1. That the life tenant shall be solely responsible for the timely payment of costs and expenses relating to the upkeep, maintenance, taxes and insurances on the said property, insuring all building structures located on the said property with Doris B. Lynn and Barbara A. Jackson as additional insurers thereunder.

2. That the life estate reserved herein shall terminate and shall 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 her principle residence for a period of six (6) consecutive months, for any reason, or relinquishes her life estate by a deed for filed for record in the Register's Office for Davidson County, Tennessee.

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

Ethel M. Boatright Ethel M. Simms
ETHEL M. BOATRIGHT, a/k/a ETHEL M. SIMMS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHEL M. BOATRIGHT, a/k/a ETHEL M. SIMMS, 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 and official seal this the 17th day of November, 2004.

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

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Doris B. Lynn
AFFIANT

Sworn to and subscribed before me this the 17th day of November, 2004.

NOTARY PUBLIC

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