This Instrument Prepared By:

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Davidson County DEEDQC
Recvd: 03/17/06 15:37 4 pgs
Fees:22.00 Taxes:0.00
20060317-0031290

ADDRESS NEW OWNER:
Dearah Henley
3001 Ned Shelton Road
Nashville, TN 37127

SEND NEW TAX BILL TO:
Dearah Henley
3001 Ned Shelton Road
Nashville, TN 37127

Map: 135
Parcel: 186

QUITCLAIM DEED

Dearah Henley, a single person, hereinafter named "Grantor", hereby quitclaims subject however to the estate for life hereby expressly reserved to Dearah Henley to Claudia Murphy and Gerald Murphy, as tenants in common hereinafter named "Grantees", for the sum of $1.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, reserving unto Dearah Henley an estate for life, the following Real Estate in Davidson County, in the State of Tennessee, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, shown on and partly described by a survey of Geo. W. Watkins, Surveyor, dated December 19, 1961, as follows:

Beginning at a point in the westerly margin of Steele Road, or Ned Shelton Road, at the southeast corner of the Shelton Lands, being the northeast corner of this property; thence with Shelton's south line and along a fence, north 87° west 352 feet, more or less, to an iron pin; thence south 1° 30' east 105 feet to an iron pin at the northwest corner of a tract of 2.04 acres, more or less; thence along the north line of said tract, north 88°east 426 feet more or less, to the west margin of said Steele Road, or Ned Shelton Road; thence with the margin of the same, northwesterly 105 feet to the point of beginning, containing 1 acre, more or less.

Being the same property conveyed to J. W. Henley and wife, Carrie Henley by deed from J. L. Timmons and wife, Ethel Timmons as of record in Book 3882, page 773, Register's Office for Davidson County, Tennessee. The said J. W. Henley and Carrie Henley are now deceased with the said J. W. Henley having predeceased the said Carrie Henley. By Will of record in Will Book 117, page 464, County Court Clerk's Office for Davidson County, Tennessee the said Carrie Henley, deceased vested said property in Roy Collins and Barbara Wright as Co-executor and Co-executrix

with full power of sale.

Being the same property conveyed to Robert Leland Henley and wife, Dearah Hill Henley by Warranty Deed from Roy Collins, Co-executor and Barbara Wright, Co-executrix, with power to sell under the Will of Carrie Henley, deceased, in Davidson County, in the State of Tennessee. Recorded August 31, 1976 at 8:55 AM, Record Book 5063, Page 727, ID reference D65663. The said Husband, Robert Leland Henley having since died leaving said wife, Dearah Hill Henley, surviving tenant by the entirety.

Said property is quit claimed subject to the herein reserved life estate and such limitations, restrictions and encumbrances as may affect the premises.

Neither the Grantor nor the Grantee shall have the right of partition without the consent of the other. The Life Tenant shall be responsible for all repairs, major and minor, shall maintain hazard insurance on the property for no less than the building's fair market value, and shall be responsible for paying all real estate taxes.

SEE ATTACHMENT "A" FOR SPECIAL POWER OF APPOINTMENT PROVISIONS. This is a conveyance of remainder interest in the property subject to the retained Life Estate and the retained Special Power of Appointment.

This document has been prepared from the information provided by the Grantor's records. The preparation of this deed neither makes nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

WITNESS my hand this the 16th day of March 2006.

Dearah Henley

Dearah Henley

HAROLD HOLT PARKER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JUNE 11, 2007

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dearah Henley,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who

acknowledged that she executed the within Quitclaim Deed for the purpose therein contained.

WITNESS my hand and official seal of office this 16th day of March 2006.

H. Parker
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual value or consideration, whichever is greater, for this transfer is $ 0 .

Claudia Murphy
Affiant

Subscribed and sworn to before me on the 16th day of March 2006.

H. Parker
NOTARY PUBLIC

HAROLD HOLT PARKER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JUNE 17, 20 07

ATTACHMENT A
RESERVED LIFETIME AND TESTAMENTARY SPECIAL POWER OF APPOINTMENT

Dearah Henley reserves the power to appoint, in whole or in part, the property conveyed hereunder to or for the benefit of one or more of Dearah Henley's heirs (other than Dearah Henley) in such proportions, outright or upon such trust, terms and conditions as Dearah Henley may specify by a writing executed and acknowledged and/or authenticated during Dearah Henley's lifetime and recorded in the Office of the Register of Deeds in the County in which the property is located within fifteen (15) days of the date of such exercise, or by Dearah Henley's Last Will or Codicil making specific reference to this power. In the latter case, failure to record notice of any such exercise of this power in the Office of the Register of Deeds in the County in which the property is located within fifteen (15) days of Dearah Henley's death shall be conclusively treated as a default in the exercise of the power. A release of the power reserved hereunder, in whole or in part, shall be effective when recorded with the Office of the Register of Deeds in the County in which the property is located. Any exercise or release of the foregoing powers may be made by Dearah Henley's Agent acting under a Durable General Financial Power of Attorney whether or not the Durable General Financial Power of Attorney authorizes the exercise or release of this power.