Davidson County DEEDQC
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20060717-0085783

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10.00

Ann M McConnell
AFFIANT

Subscribed and sworn to before me, this 5th day of July, 2006.

Donna J Curry
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-27-2007

DONNA J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires Jan 27, 2007

This instrument was prepared by: Beck & Beck, Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS: 300 Nawakwa Trail, Madison, TN 37115.

SEND TAX BILLS TO: 300 Nawakwa Trail, Madison, TN 37115.

MAP and PARCEL: 53-14; 112

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QUITCLAIM DEED GRANTING RIGHTS OF SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS that I,**ANN M. McCONNELL**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby [convey,] remise, release and forever quitclaim unto **EDWARD JOHN FLYNN**, a **FUTURE ESTATE** with **RIGHTS OF SURVIVORSHIP** after the death of **ANN M. McCONNELL**, her heirs and assigns, such of my right, title and

interest in and to a certain tracts [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tracts [parcel] of land, which description follows:

Land in Davidson County, Tennessee, being shown as Tract No. 1 on a survey made by Ode E. Rhodes, dated May 24, 1966, and described as follows:

Beginning at a point located in the intersection of the northwesterly margin of Pawnee Trail; thence with the southwesterly margin of Pawnee Trail; northwestwardly 754 feet to a point; thence southeastwardly 582 feet to a point in the northwesterly margin of said Nawakwa Trail; thence with said margin, northeastwardly 450 feet to the point of beginning, said tract being triangular in shape and containing 3 acres more or less.

Being the same property conveyed to James W. Bonds and wife, Loretta D. Bonds by deed from Leroy T. Meharry and wife, Mai Irene Meharry, of record in book 5360, page 849, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following provisions: In the event Grantee fails, for any reason, to comply with the requirements set forth in a certain agreement executed by the parties, this date and recorded simultaneously herewith, the property herein described shall revert to the Grantors, their heirs and assigns on March 1, 1984. However, in th event Grantee complies with the requirements of said agreement, Grantors agree to execute all necessary documents to remove this condition and void the same which said document(s) shall be recorded.

Being the same property conveyed to Alton E. McConnell and wife, Ann M. McConnell, by deed of record in Book 6186, page 372, Register's Office for Davidson County, Tennessee. Said Alton E. McConnell died February 1, 2002, leaving the property entirely to his wife, Ann M. McConnell.

The property being known as 300 Nawakwa Trail, Madison, TN 37115.

This conveyance is made pursuant to the provisions of Section 66-5-101, Tenn. Code Ann., and for the express purpose of creating a future estate with rights of survivorship for EDWARD JOHN FLYNN after the death of ANN M. McCONNELL, in and to the above-described property in the said County.

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

WITNESS my hand this 5th day of July, 2006.

Ann M. McConnell
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ~~ANN M. McConnell~~ Donna J. Curry, a Notary Public, in and for said County and State, **ANN M. McCONNELL**, 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 and official seal at office this the 5th day of July, 2006.

Donna J. Curry
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-27-2007

DONNA J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. Jan. 27, 2007

WITNESSES:

Jan Kieffer — 4205 Gallatin Rd. Nashville, TN 37206

[signature] — 4205 Gallatin Rd, Nash, TN 37216

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn, make Oath; that the Testatrix, **ANN M. McCONNELL**, on this the ___ day of July, 2006, declared and signified to us the foregoing signed said instrument to be her Last Will and Testament; that she then signed said instrument in our sight and presence; that we at her request and in her sight and presence and the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of her execution of the foregoing instrument, **ANN M. McCONNELL**, was more than 18 years of age and we believed her to be of sound mind; that we, the undersigned, each being more than 18 years of age and under no legal disability now make and sign this Affidavit at the request of the Testatrix on the day and date above written.

This Affidavit is made and written under the provisions of TCA 32-2-100, for the purpose of attaching the same to the Last Will and Testament of said Testator for proof as to the execution of said Will.

Jan Kieffer
AFFIANT

[signature]
AFFIANT

Sworn to and subscribed before, me this the 5th day of July, 2006.

Donna J. Curry
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-27-2007

DONNA J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. Jan. 27, 2007

THIS DOCUMENT WAS PREPARED BY:
BECK & BECK ATTORNEYS, PLLC
4205 Gallatin Road
Nashville, TN 37216
(615) 226-9000

Ann M. McConnell