This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-514

Davidson County DEEDQC
Recvd: 07/18/06 09:18 2 pgs
Fees:12.00 Taxes:0.00
20060718-0086177

QUITCLAIM DEED

Address new owner as:
Jeanette Davis
1630 Union Hill Road
Goodlettsville, TN 37072

Send tax bills to:
Same

Map-Parcel
Map 17
Par 21

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, I, Jeanette Davis, have this day bargained and sold, and do hereby transfer, convey and quitclaim, reserving to the grantor 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 my life, hereby saving and reserving to the grantor 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, to Tyson Davis, his heirs and assigns, all my right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

BEGINNING in the center of the Union Hill Road near a large beech tree in front of where Roy Talley now lives on Old Thompson Place; thence North 4 degrees East 232 feet to a maple tree with poplar pointers; thence North 89 degrees East 475 feet to a stone; thence South 4 degrees West 273 feet to the center of said road: thence with the center of said road, South 89 degrees West 475 feet to the beginning.

INCLUDED but EXCLUDED from this conveyance is a plot of ground conveyed by said Pike et ux to William Pike et u, and now occupied by them as a home, and described as follows:

SAID part so excluded lies in the southwest corner of said tract above described, and fronts 200 feet along the center line of the Union Hill Road and runs back between parallel lines in a northerly direction a distance of 93 feet on the westerly side and a distance of 105 feet on the easterly side and measures 220 feet more or less on the rear. The westerly side of said excluded tract runs along the westerly boundary of the above-described larger tract and the southerly side of same runs along the southerly boundary of above described larger tract.

ALSO INCLUDED, but Excluded is a small tract of land included in conveyance of record in Book 5239, page 590, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Jeanette Davis by deed from Sue C. Beachboard and Tyson Davis, of Record as Instrument Number 20051214-0149894, Register's Office for Davidson

County, Tennessee.

This is improved property known as 1630 Union Hill Road, Goodlettsville, Tennessee 37072.

WITNESS our hands this 14th day of July, 2006

Jeanette Davis

Jeanette Davis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanette Davis, 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, at office, this 14th day of July, 2006.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Alisha R Elder

AFFIANT

Subscribed and sworn to before me, this 14th day of July, 2006.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

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.