PREPARED BY: DONOHO, TAYLOR & TAYLOR
204 Court Street
Hartsville, Tennessee 37074

Davidson County DEEDQC
Recvd: 10/06/06 09:20 3 pgs
Fees:17.00 Taxes:0.00
20061006-0124298

District ____ Map 106 Group 14 Control Map _____ Parcel 105.01

J. D. WALLER
TO
DIANNE WALLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1.00
Dianne Waller
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Oct 20 06
Deputy Register

Mail Tax Notices To: + Property owner
Dianne Waller
86 Lyle Lane
Nash. TN 37210

QUITCLAIM DEED

This instrument made and entered into on this the 5 day of May, 2005, by and between J. D. WALLER and DIANNE WALLER,

WITNESSETH:

That for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, J. D. WALLER, a single person, conveys and quitclaims unto DIANNE WALLER a remainder interest in his right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hagan Homesites, of record in Book 3106, page 40, Register's Office for said County.

Said Lot No. 3 fronts 70 feet on the northerly side of Lyle Avenue and runs back 182.8 feet on the westerly line and 179.2 feet on the easterly line to a dead line, measuring 70.1 feet thereon.

This is the same property which was conveyed to J. D. Waller and wife, Juanita D. Waller, by Banner Construction Company by deed dated July 9, 1962, of record in Deed Book 3404, page 35, Register's Office of Davidson County, Tennessee. The said Juanita D. Waller is now deceased.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The purpose of this instrument is to convey a remainder interest in this property to Dianne Waller with J. D. Waller retaining a life estate.

I have had the opportunity to confer with my attorney, Betty Lou Taylor, privately. I have had the benefit of her independent advice, but have made the decision to transfer this property of

my own free will and accord after being advised of my legal rights. No one has pressured me or influenced me in the making of this deed and I have made these provisions solely for my own reasons.

The preparers of this document have not made a title examination of the herein described property and no assurance is made of the title.

2005 and subsequent taxes will be the responsibility of J. D. Waller.

In Testimony Whereof, J. D. WALLER has hereunto set his signature, this the day and date first above written.

J. D. WALLER

STATE OF TN

COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. D. WALLER, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Hartsville TN, this 5 day of May, 2005.

10/2/05
NOTARY PUBLIC

My commission expires: 10/2/05

BETTY LOU TAYLOR
TROUSDALE CO

STATE OF _____
COUNTY OF _____

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this the ____ day of _____, 20_____.

_____
REGISTER OR NOTARY PUBLIC