Davidson County DEEDQC
Recvd: 10/12/06 08:36 6 pgs
Fees:32.00 Taxes:0.00
20061012-0126642

This Instrument Prepared By:
Harold H. Parker, Attorney
105 North Maple Street, Suite 4, Murfreesboro, TN 37130

ADDRESS NEW OWNER
Donald D. Robinson
3322 Mimosa Drive
Nashville, TN 37211

SEND TAX BILL TO:
Donald D. Robinson
3322 Mimosa Drive
Nashville, TN 37211

Map and Parcel: 133-07-0110.00

QUITCLAIM DEED

I, Donald D. Robinson, hereinafter named "Grantor", hereby quitclaims subject however to the estate for life hereby expressly reserved to Donald D. Robinson to Sandra G. Waller, Betty Sue James, and Beverly Jane Wray 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 Donald D. Robinson as estate for life, the following Real Estate in Davidson County, in the State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, page 136, 137 and 138, Register's Office for said County.

Said Lot No. 53 fronts 102.7 feet on the easterly side of Mimosa Drive and runs back 119.9 feet on the northerly line and 184.7 feet on the southerly line to a dead line, which is a broken line, and measures 117.1 feet thereon.

Being a part of the same property conveyed to A. S. Johnson by deed from Southern Trust Company of Nashville, Inc., of record in Book 2090, page 451, said Register's Office.

The said A. S. Johnson elects to take his homestead in other property, specifically claiming homestead in property located at 118 Antioch Pike, Nashville, Davidson County, Tennessee.

Being the same property conveyed to Donald D. Robinson and wife, Hildra R. Robinson by A. S. Johnson by Warranty Deed recorded as number 40906 and recorded on December 14, 1954 at 11:37 A.M., Noted in Book 83, Page 161, Recorded in Book 2335, Page 481, Recording Fee $2.00 in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Donald D. Robinson by wife, Hildra R. Robinson by Quitclaim Deed

Neither the Grantors nor the Grantee shall have the right of partition without the consent of the other. The Life Tenants 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.

The grantors hereby consent to this gift and all other gifts made, or to be made, by their spouse to any of their heirs.

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 9 day of October 2006.

Donald D. Robinson

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donald D. Robinson**, 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 9 day of October 2006.

NOTARY PUBLIC

Michael D. Verble NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

My Commission Expires: 5/23/2010

STATE OF TENNESSEE)
COUNTY OF Rutherford)

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

Affiant

Subscribed and sworn to before me on the 9 day of October 2006.

NOTARY

My commission Expires: 5/23/2010

Michael D. Verble NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

ATTACHMENT A
RESERVED LIFETIME AND TESTAMENTARY
SPECIAL POWER OF APPOINTMENT

Donald D. Robinson reserves the power to appoint, in whole or in part, the property conveyed hereunder to or for the benefit of one or more of Donald D. Robinson's heirs (other than Donald D. Robinson and/or Donald D. Robinson's spouse) in such proportions, outright or upon such trust, terms and conditions as Donald D. Robinson may specify by a writing executed and acknowledged and/or authenticated during Donald D. Robinson'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 Donald D. Robinson'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 Donald D. Robinson'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 Donald D. Robinson'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.

SPECIAL POWER OF APPOINTMENT AGREEMENT

Donald D. Robinson has conveyed certain real property to Sandra G. Waller, Betty Sue James, and Beverly Jane Wray by Deed, a copy of which is attached hereto and incorporated herein by reference. In such Deed, Donald D. Robinson has retained the following:

A Life Estate.

A Special Power of Appointment.

This Agreement has been prepared to state the intention of Donald D. Robinson to put such intention into a written Agreement of the parties. It is the intention of Donald D. Robinson to retain both a Life Estate and a Special Power of Appointment as stated in the attached Deed. All parties hereto agree that Donald D. Robinson has retained a Life Estate as stated in the attached Deed. None of the parties hereto shall have the right of partition. If it is determined that Donald D. Robinson has not retained a Life Estate as stated in the attached Deed, Sandra G. Waller, Betty Sue James, and Beverly Jane Wray hereby convey to Donald D. Robinson a Life Estate as stated in the attached Deed. All parties hereto agree that Donald D. Robinson has retained a Special Power of Appointment as stated in the attached Deed. If it is determined that Donald D. Robinson has not retained a Special Power of Appointment as stated in the attached Deed, Sandra G. Waller, Betty Sue James, and Beverly Jane Wray hereby convey to Donald D. Robinson a Special Power of Appointment as stated in the attached Deed. It is the intention of the parties hereto, and the parties agree, that this Agreement shall be effective as of the date of signing of the attached Deed. This Agreement is entered into in consideration of $1.00 in hand paid by Donald D. Robinson to Sandra G. Waller, Betty Sue James, and Beverly Jane Wray, the receipt of which is hereby acknowledged.

Donald D. Robinson (Date)

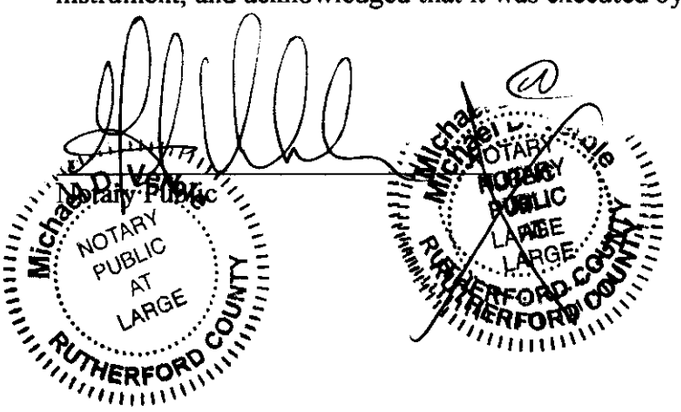
Sandra G. Waller (Date)

Betty Sue James (Date)

Beverly Jane Wray (Date)

STATE OF TENNESSEE)
COUNTY OF Rutherford)

On October 9, 2006, before me personally appeared DONALD D. ROBINSON, and SANDRA G. WALLER, BETTY SUE JAMES and BEVERLY JANE WRAY, to me known to be the persons described in, and who executed, the foregoing instrument, and acknowledged that it was executed by such person's free act and deed.



Notary Public

This instrument was prepared by Harold H. Parker, Attorney at Law, 105 North Maple Street, Suite 4, Murfreesboro, Tennessee 37130, 615-417-2177.