This Instrument Prepared By:
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Dodson, Parker & Behm, P.C.
306 Gay Street, Suite 400
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 03/30/07 15:11 3 pgs
Fees:17.00 Taxes:0.00
20070330-0038457

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Terry Dunn, et al	Same	Map: 096-10
7048 North Lake Drive		Parcel: 288.00
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Rose C. Thompson (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto Terry Dunn, Billie Vaughn, and Callie Avent (hereinafter "Grantees"), jointly, her remaining undivided one-half (1/2) ownership interest in certain real estate in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 630 on the plan of Cloverhill, section VIII of record in Book 2331, Page 10 and 11, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Leonard H. Thompson, and wife Rose C. Thompson by deed from Bruce W. Randolph et ux Teresa Randolph, of record in Book 7601 page 319, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rose C. Thompson, upon the death of her husband Leonard H. Thompson, by Affidavit of Heirship, of record in Instrument No.: 20060816-0101144, Register's Office of Davidson County, Tennessee.

The Grantor hereby retains a life estate for her life in the above described real property. The foregoing conveyance is also subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Rose C. Thompson
Rose C. Thompson

SUBSCRIBED AND SWORN TO before me this 22 day of February, 2007.

Susan L. Dunn
NOTARY PUBLIC

My Commission Expires

SUSAN L. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01/03/2011

This is improved property located at 3113 Cloverwood Drive, Brentwood, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR 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.

WITNESS my hand this the 22 day of Feb., 2007.

Rose C. Thompson
Rose C. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Rose C. Thompson, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 22 day of February, 2007.

SUSAN L. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: _____

Notary Public

OATH OF VALUE PURSUANT TO T.C.A. § 67-4-409.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary since this instrument evidences distribution of property to a beneficiary.