THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDQC
Recvd: 04/18/07 13:37 2 pgs
Fees:12.00 Taxes:0.00
20070418-0046332

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Bobby Ray Fentress, et. al c/o Maurice Fentress 114 Lindberg Ave., Goodlettsville, TN 37072	Maurice Fentress, et. ux. 114 Lindberg Ave., Goodlettsville, TN 37072	Map: 18-16 Parcel: 44

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between MAURICE FENTRESS and wife ELLEN C. FENTRESS, hereinafter referred to as the "GRANTORS", and BOBBY RAY FENTRESS, ANTHONY EUGENE FENTRESS, DAVID EARL FENTRESS and DARLENE FENTRESS DOWLEN, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, MAURICE FENTRESS and wife ELLEN C. FENTRESS, the GRANTORS, have this day bargained and sold, and do hereby transfer, convey and quitclaim to the GRANTEES, BOBBY RAY FENTRESS, ANTHONY EUGENE FENTRESS, DAVID EARL FENTRESS and DARLENE FENTRESS DOWLEN, as tenants in common, their respective heirs, personal representatives or assigns, reserving unto the GRANTORS, or the survivor of them, a life estate in the real property hereinafter described and the right and power, pursuant to T.C.A. Section 66-1-106 to dispose of and convey the said premises in fee at any time during his, her or their lifetimes, hereby saving and reserving unto the GRANTORS the full power and authority at any time, during his, her or their lifetimes, to divest the fee hereby granted for the purpose of exercising the power to sell herein reserved, said property being more specifically and particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 and the westerly 15 feet of Lot No 24 on the Map of James M. Phipps Addition to Goodlettsville of record in Plat Book 547, Page 151, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 and the westerly 15 feet of Lot No 24 fronts 65 feet on the northerly side of Lindberg Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Maurice Fentress and wife Ellen C. Fentress by deed from Ty C. Draper and wife Eugenia Draper filed for record in Book 2442, Page 481, Register's Office for Davidson County, Tennessee.

The mailing address for the property is 114 Lindberg Ave., Goodlettsville, TN 37072.

LIFE ESTATE: MAURICE FENTRESS and wife ELLEN C. FENTRESS hereby reserves for themselves or the survivor of them, for and during their natural lifetimes, a life estate in the real

appurtenances thereto. During their respective lifetimes MAURICE FENTRESS and/or ELLEN C. FENTRESS will be solely responsible for all insurance, taxes, maintenance and upkeep on the said property, keeping all improvements in the same condition as they are in on the date of the execution of this deed

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

WITNESS our hands on the day and date acknowledged below.

"GRANTOR"

MAURICE FENTRESS

ELLEN C. FENTRESS

"GRANTEES"

BOBBY RAY FENTRESS

ANTHONY EUGENE FENTRESS

DAVID EARL FENTRESS

DARLENE FENTRESS DOWLEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared MAURICE FENTRESS, ELLEN C. FENTRESS, BOBBY RAY FENTRESS, ANTHONY EUGENE FENTRESS, DAVID EARL FENTRESS, and DARLENE FENTRESS DOWLEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that she/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 16 day of April, 2007.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 16 day of April, 2007.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE