Davidson County DEEDQC
Recvd: 11/26/07 09:24 2 pgs
Fees:12.00 Taxes:0.00
20071126-0136753

RECORD AND RETURN TO:
J Randall Hooper
109 WESTPARK DRIVE SUITE 240 BRENTWOOD 37027

NAME & ADDRESS OF NEW OWNER:
Clarissa Hope Johnson, Trustee
1209 Coursey Dr.
Nashville, TN 37217
Or to
Stephen H. Smith, Substitute Trustee
912 Braydywine Circle
Old Hickory, TN 37138
SEND TAX NOTICE TO:
Sharon Claire Black
705 Huntingdon Ridge Dr.
Nashville, TN 37211

This Instrument Prepared By:
Gary N. Patton, Attorney
P.O. Box 960, 401 W. Main St.
Murfreesboro, TN 37133-0960

TAX MAP 61, PARCEL 06 -0 -223.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Sharon Claire Black, for the love and affection I hold for my son, and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, reserving unto myself an estate for life, have bargained and sold and hereby convey, remise, release and forever quitclaim unto my brother, Steven H. Smith, as Trustee for the benefit of my son, Tyler Lee Black, his heirs and assigns, subject however to the estate for life hereby expressly reserved to Sharon Claire Black, so long as I may live, all of my right, title and interest (½ interest as I am hereby revoking the implied right of survivorship to my husband, Terry Lee Black) in a certain improved parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 172, as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which reference is made.
>
> Said Lot No. 172 fronts 86.70 feet along the easterly or southeasterly side of Huntington Ridge Drive, and 70.76 feet along the northeasterly side of Whitaker Drive, and measures 34.95 feet around the curve at the easterly or northeasterly corner of the intersection of Huntington Ridge Drive and Whitaker Drive; measures a total distance along its northeasterly line 142.41 feet and 134.15 feet along its southeasterly line.
>
> Subject to restrictive covenants of record in Book 4393, Page 383, Register's Office for Davidson County, Tennessee
>
> Also subject to the plan of record in Book 4175, Page 108, said Register's Office which shows an owner's certificate, a 30-foot minimum building setback line along both Huntington Ridge Drive and Whitaker Drive, a 10-foot drainage and utility easement along its northeasterly line, a 2-½ X 25-foot utility anchor easement along its southeasterly line beginning at its intersection with Whitaker Drive.
>
> Being the same property conveyed to Terry Lee Black and wife, Sharon Claire Black by Warranty Deed from Clyde D. Smith, a single person, said

deed being of record in Book 7660, Page 144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to unpaid taxes, encumbrances, easements and restrictions recorded or unrecorded.

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

Said Trust shall continue until Tyler Lee Black reaches the age of twenty-five (25) years and shall be administered in accordance with the terms of my Testamentary Trust for Tyler as set for in my will dated July 19, 2001.

WITNESS my hand this 19 day of July, 2001.

Sharon Claire Black
SHARON CLAIRE BLACK

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named, SHARON CLAIRE BLACK, the bargainor with whom I am personally acquainted and who acknowledged she executed the within foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal, at Murfreesboro, Tennessee, this the 19th day of July, 2001.

Cynthia W. Cook
NOTARY PUBLIC

CYNTHIA W. COOK NOTARY PUBLIC LARGE RUTHERFORD COUNTY

My Commission Expires:
[illegible]

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is **None.** This conveyance is from the mother to her child and is made for the purpose of conveying a future interest in the above-described property.

Clarissa Hope Johnson
Clarissa Hope Johnson, AFFIANT

Sworn to and subscribed before me, this 20th day of July, 2001

Laura M. Corbitt
NOTARY PUBLIC

KEVIN CORBITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
My Commission Expires January 29, 2005