THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OF BARRY R. JARVIS, JR. OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BARRY R. JARVIS, JR. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED OR MEDICAID RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
GEORGE WILLIAM WARD, JR.	Same	102 14 0 048.00
1220 ALFRED DRIVE		
NASHVILLE TN 37205		

Davidson County DEEDQC
Recvd: 10/06/08 15:01 3 pg
Fees:17.00 Taxes:0.00

20081006-0101464

THIS INSTRUMENT PREPARED BY:

Barry Jarvis, Atty.
White House, TN 37188

STATE OF TENNESSEE

COUNTY OF Williamson }

The actual consideration or value, whichever is greater, for this transfer is $ 1.00.

George William Ward, Jr.
Affiant

Subscribed and sworn to before me, this the 6th day of October, 2008.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 11-3-2010

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, LILLY LANE WARD, a single person, hereinafter named "Grantor", hereby quitclaims subject however to the estate for life hereby expressly reserved to LILLY LANE WARD to GEORGE WILLIAM WARD. JR., hereinafter named "Grantee", for the sum of $1.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, reserving unto LILLY LANE WARD an 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. 83 on the Plan of Crest Meade Section II, as of record in Book 2331, page 151, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Clematis Drive, the same being the common corner of Lots 83 and 84; thence southwardly with the dividing line between said lots, 211.8 feet to a monument; thence westwardly with the dividing line between Lots 83 and 94; 132.9 feet to a point in the easterly margin of Alfred Drive; thence with the easterly margin of Alfred Drive, 152.1 feet to a monument and continuing 42.3 feet to a monument; thence around a curve to the right 42.7 feet to a monument in the southerly margin of Clematis Drive; thence with the southerly margin of Clematis Drive eastwardly 128.8 feet to a monument and continuing 25 feet to a monument and continuing 45.4 feet to the point of beginning.

Being the same property conveyed to GEORGE W. WARD and wife, LILLY L. WARD by Warranty Deed from DUDLEY L. BELL and wife, CORA BELL, of Record in Book 3616 pages 153, Register's Office for Davidson County, Tennessee.

L.W.W. L.W.W.

GEORGE W. WARD having since died vesting sole ownership in LILLY L. WARD as surviving tenant by the entirety.

Grantor reserves to herself the exclusive possession, use and enjoyment in her own right of the rents, issues, and profits of the real property and every part and portion thereof, during the term of her natural life, until the Grantor's death, unless earlier conveyed or revoked as provided below.

LILLY LANE WARD reserves the power to appoint, in whole or in part, the property conveyed hereunder to or for the benefit of one or more of LILLY LANE WARD's heirs (other than LILLY LANE WARD) in such proportions, outright or upon such trust, terms and conditions as LILLY LANE WARD may specify by a writing executed and acknowledged and/or authenticated during LILLY LANE WARD'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. In the alternative LILLY LANE WARD may revoke this deed by conveying by deed a full, perfect, and absolute title to the grantee or purchaser of this property, without joinder of remainderman, pursuant to TENN CODE ANN 66-1-106.

Lastly in the alternative LILLY LANE WARD may appoint, in whole or in part, the property conveyed hereunder to or for the benefit of one or more of LILLY LANE WARD's heirs in such proportions, outright or upon such trust, terms and conditions as LILLY LANE WARD may specify in her 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 LILLY LANE WARD'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 LILLY LANE WARD'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.

Subject to any and all plats, easements, restrictions, and other matters of record

Witness our hands this 6th day of Oct, 20 08

Lilly L. Ward by George W. Ward Jr. AIF
Grantor- LILLY L. WARD
By Attorney-in-fact GEORGE WILLIAM WARD, JR.

George W. Ward Jr
Grantee- GEORGE WILLIAM WARD, JR.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me GEORGE WILLIAM WARD, JR. Attorney-in-fact for Lilly L. Ward with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of Oct, 2008.

Notary Public

My Commission Expires 11-3-2010.

THERESE CASLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me GEORGE WILLIAM WARD, JR, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of Oct, 2008

Notary Public

My Commission Expires 11.3.2010.

