THIS INSTRUMENT PREPARED BY:
HOWARD M. SKIP WORTH, ESQ.
6408 CLARKSVILLE PIKE
JOELTON, TN 37080

| ADDRESS NEW OWNER: | MAP/PARCEL NUMBER: |
|---|---|
| JOE F. GILLESPIE, SR. | MAP 21, PARCEL 2 |
| 6540 CLARKSVILLE HIGHWAY | |
| JOELTON, TN 37080 | |
| SEND TAX BILLS TO: | |
| Same | |
| | |
| | |

Davidson County DEEDQC
Recvd: 01/06/09 09:32 3 pgs
Fees:17.00 Taxes:0.00
20090106-0001079

STATE OF TENNESSEE :

COUNTY OF DAVIDSON

PICK-UP

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 30th DAY OF DECEMBER, 2008.

AFFIANT Eula M Hambin

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th DAY OF December, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires NOV. 7, 2011

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, I, JOE F. GILLESPIE, SR., UNMARRIED, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto EULA M. HAMBIN, her successors, heirs and assigns, hereinafter referred to as GRANTEE, A LIFE ESTATE UNDER CERTAIN TERMS AND CONDITIONS AS STATED BELOW, in and to certain real estate in DAVIDSON County, Tennessee, said property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

This is improved property known as 6540 CLARKSVILLE HIGHWAY, JOELTON, TN 37080.

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

SAID LIFE ESTATE IS SUBJECT TO THE FOLLOWING:

1. Should Grantee marry and/or move any third party into said property, said life estate shall cease;
2. Should Grantee move from said property for any reason or not use said property as her principal residence, said life estate shall cease;
3. Upon letters from at least two (2) physicians stating that Grantee is not competent to live alone in or take care of said property and/or should Grantee be moved to a nursing home for more than thirty (30) days, said life estate shall cease.
4. Upon the death of Joe F. Gillespie, Sr., fee simple title to said property shall vest in his estate and the executor of his estate shall make the above determinations as to the validity of said life estate. Should any of the above happen, said executor shall file an affidavit stating the cause of the termination of said life estate and attach proof to said affidavit.

WITNESS my hand and seal on this the 30th day of DECEMBER, 2008.

Joe F. Gillespie, Sr.
JOE F. GILLESPIE, SR.

STATE OF TENNESSEE :
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE F. GILLESPIE, SR, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 30th day of DECEMBER, 2008.

Bonni K. Hipworth
NOTARY PUBLIC

My commission expires:



**EXHIBIT "A"**

Land in the 14th Civil District of Davidson County, Tennessee, described partly according to two surveys, one made March 23, 1960 by T. R. Sanford, Surveyor and the other, not dated, made by E. L. Miller, Jr. & Co., as follows:

BEGINNING in the northerly margin of U. S. Highway 41-A (A/K/A CLARKSVILLE HWY.) at the westernmost southeasterly corner of the property conveyed to Joe Frank Gillespie and wife from O. A. Felts and wife by deed of record in Book 2806, Page 371, Register's Office for Davidson County, Tennessee, said beginning point being also the southwesterly corner of the property described in a Quitclaim Deed to O. A. Felts and wife, Pearline Felts from Joe Frank Gillespie and wife, Nancy Gillespie of record in Book 3071, Page 83, said Register's Office and running thence along Gillespie's easterly line and partly along a fence, north 10 deg. 30' east 382.8 feet to an iron pin in a fence, now Gillespie's interior corner; thence with a fence along Gillespie's southerly line, South 74 deg. east 126 feet to the northwesterly corner of a tract of land being conveyed February 19, 1965 to William E. Nunley and wife, Alice Faye Nunley; thence along Nunley's westerly line, South 11 deg. west 362 feet, more or less, to Nunley's southwesterly corner in the northerly margin of U. S. Highway 41-A; thence with the same, North 79 deg. west 146 feet to the beginning.

Being the same property conveyed to Joe F. Gillespie, Sr., by Warranty Deed from Donald W. Felts, of record in Instrument No. 20080530-0055445, Register's Office for Davidson County, Tennessee.