Prepared by and Recording Requested by:
WISEMAN BRAY PLLC
205 Powell Place, Suite 123
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 02/19/09 10:40 5 pgs
Fees:27.00 Taxes:0.00
20090219-0014395

QUIT CLAIM DEED

Owner & Property Address:
Lillie M. Garrone
2720 Rosedale Place
Nashville, TN 37211

Mail Tax Statement to:
Lillie M. Garrone
Ornetta M. Garrone
2720 Rosedale Place
Nashville, TN 37211

Map: 118-3 Parcel: 144

The GRANTOR, LILLIE M. GARRONE, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described real property to:

ORNETTA M. GARRONE

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

See **EXHIBIT "A"**

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

GRANTOR further reserves the unqualified right to revoke this deed during her lifetime, by an instrument of revocation, signed and acknowledged by the Grantor, and recorded in the Register's Office of Davidson County, Tennessee, making specific reference to this deed. Or, the Grantor may revoke this deed by conveying in her own name by deed a full, perfect, and absolute title to the Grantee of this property, without joinder of remaindermen, pursuant to Tenn. Code Ann. Section 66-1-106.

Upon the death of the Grantor, to the extent not otherwise conveyed during the lifetime of the Grantor, title shall be vested absolutely in the above-named Grantee.

THE GRANTOR also hereby reserves the right to appoint, in whole or in part, the property conveyed by this deed to or for the benefit of any one or more of the Grantor's issue in such proportions, outright or upon such trusts, terms, and conditions as the Grantor may specify by a writing executed and acknowledged during the Grantor's lifetime and recorded in the Davidson County Register's Office, together with this reservation, within sixty (60) days of the date of such exercise, by the Grantor's revocable living trust, last will and testaments or a codicil thereto, making specific reference to this reservation. This appointment may, but does not necessarily have to, partially or fully divest the Grantee of any and all interest possessed in the property. Failure to record notice of any such exercise of this power in the Davidson County Register's Office within sixty (60) days of the Grantor's death shall be conclusively treated as a default in the exercise of the power. Any exercise or release of the foregoing power may be made by the Grantor's attorney in fact acting under a durable power of attorney, specifically referring to this reservation of a power of appointment. At no time however shall this reservation be construed to authorize the Grantor to appoint the property to herself, her creditors, her estate, or the creditors of her estate.

The parties acknowledge this reservation is not being recorded in the records of the Davidson County Register's Office. Notwithstanding, the parties intend this reservation to be a property right of Grantor. Furthermore, Grantee agrees to be bound by the terms hereof. Any party may record this reservation at any time prior to sixty (60) days of Grantor's death.

GRANTEE hereby acknowledges the reservation as set forth hereinabove and consents thereto. The Grantee further acknowledges that any conveyance of the real property by her (prior to sixty days after the date of the surviving Grantor's death) would be subject to the reservation of the power of appointment as set forth herein.

After sixty (60) days from the date of the death of the Grantor, said Grantee shall have the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. 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.

IN TESTIMONY WHEREOF, this instrument has been executed this 9th day of December, 2008, by the undersigned.

Lillie M Garrone
LILLIE M. GARRONE, GRANTOR

Ornetta M. Garrone
ORNETTA M. GARRONE, GRANTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LILLIE M. GARRONE, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes herein contained, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of December, 2008.

NOTARY PUBLIC

My Commission Expires:

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 9, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ORNETTA M. GARRONE, Grantee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes herein contained, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of December, 2008.

NOTARY PUBLIC

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:_____
MY COMMISSION EXPIRES JANUARY 9, 2012

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. § 67-4-409(a)(4).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 9th day of December, 2008.

NOTARY PUBLIC

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:_____
MY COMMISSION EXPIRES JANUARY 9, 2012

LEGAL DESCRIPTION
EXHIBIT "A"

Being Lot Number 45 on the Plan of Phase Two, Rosedale Place of record in Plat Book 11190, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lillie M. Garrone, a single individual, by Deed of Record in Instrument No. 20001128-0116871, Register's Office for Davidson County, Tennessee.