BILL GARRETT, Davidson County
Trans:T20090020494 DEEDQC
Recvd: 03/30/09 08:26 3 pgs
Fees:22.00 Taxes:0.00
20090330-0027973

THIS INSTRUMENT PREPARED BY:
Grayson Smith Cannon
Cannon & Cannon, Attorneys, P.C.
Post Office Box 749
122 East Cedar Street
Goodlettsville, Tennessee 37070-0749
(615) 851-1880

Based on information provided by the parties.

QUITCLAIM DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Eddie Thomas Estes, Jr.	Same	84-14
107 Graeme Drive		15
Nashville, Tennessee 37214		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Sworn to and subscribed before me, this 26 day of March, 2009.

Eddie Estes Jr.
AFFIANT

NOTARY PUBLIC

My Commission Expires: 5/22/2010

JENNIFER SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, EDDIE THOMAS ESTES, SR. and EDDIE THOMAS ESTES, JR., "Grantor," by these presents, do hereby quitclaim and convey unto GRAYSON SMITH CANNON, "Trustee." her successors and assigns, all my interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Donelson Hills Subdivision, as of record in Book 2331, pages 22 and 23, Register's Office for said County, being more particularly described as follows:

Beginning at a point in the easterly margin of Graeme Drive at the common corner of Lots 142 and 143; thence with the line between said lots eastwardly 113.6 feet to a point; thence southeastwardly with the line between Lots 143 and 144, 111.2 feet to the westerly margin of Dearborn Drive; thence with the margin of the same westerly 110

feet to the beginning of a curve; thence around said curve in a northwesterly direction 31.42 feet to a point in the northerly margin of Graeme Drive; thence with the margin of the same, northwesterly 135 feet to the point of beginning.

Being the same property conveyed to EDDIE THOMAS ESTES, SR. a 60% interest and EDDIE THOMAS ESTES, JR. a 40% interest by Will of Annie Lou Estates of record in Will Book 1691, page 310303 in the Davidson County Probate Court Clerk's Office. The said Paul Thomas Estes, husband of Annie Lou Estes, having predeceased her.

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

This is improved property known as 107 Graeme Drive, Nashville, Tennessee 37214.

And now, I, the said GRAYSON SMITH CANNON, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby quitclaim and convey unto EDDIE THOMAS ESTES, JR., **expressly reserving unto EDDIE THOMAS ESTES, SR. a life estate**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 26 day of March, 2009.

Eddie D Estes Sr.
EDDIE THOMAS ESTES, SR.

Eddie T. Estes Jr.
EDDIE THOMAS ESTES, JR.

GRAYSON SMITH CANNON, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, EDDIE THOMAS ESTES, SR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of March, 2009.

JENNIFER SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jennifer Smith
NOTARY PUBLIC

My Commission Expires: 5/22/2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, EDDIE THOMAS ESTES, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 5/22/2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, GRAYSON SMITH CANNON, Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 5/22/2010