BILL GARRETT, Davidson County
Trans:T20090033733 DEEDQC
Recvd: 05/21/09 13:54 3 pgs
Fees:17.00 Taxes:0.00
20090521-0046994

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Blvd., Suite 101
Hendersonville, Tenn. 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map/Parcel
061-02-0/094.00

QUITCLAIM DEED WITH LIFE ESTATE

FROM:
Dwight Smith, Trustee U/A/D 12/4/04
Revocable Living Trust
4501 Gra-Mar Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO:
ANITA CRANFORD
111 Edgeview Court
Hendersonville, TN 37075

NAME & ADDRESS OF NEW OWNER:
ANITA CRANFORD & SANDRA SMITH
111 Edgeview Court
Hendersonville, TN 37075

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Dwight Smith Revocable Living Trust, by Agreement dated December 14, 2004, by and through Wanda H. Smith, Sandra K. Smith and Anita J. Cranford, as Co-Successor Trustees, has this day bargained and sold, and does hereby transfer and convey unto Anita J. Cranford and Sandra K. Smith, as equal tenants in common, their heirs and assigns, all my estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, described as follows:
> Being lot No. 18 on the Plan of Gra-Mar Acres, Section 5, as of record in Book 2330, Page 19, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the southwesterly margin of Gra-Mar Drive at the corner of lot numbers 18 and 19, thence with the line between said two lots southwestwardly 200 feet; thence south 35 degrees, 13 minutes east 243.3 feet to the northwesterly margin of Joyce Lane; thence with same northeastwardly 190 feet to the beginning of a curve: thence around said curve with the radius of 20 feet northwesterly margin of Gra-Mar Drive; thence with same northwestardly 194.8 feet to the beginning.

BEING the same property conveyed to Dwight M. Smith, Trustee, of the Dwight Smith Revocable Living Trust Agreement by Quit Claim Deed from Dwight M. Smith, recorded on March 30, 2009 as Instrument No. 20090330-0027983, Register's Office of Davidson County, Tennessee. Dwight M. Smith died on March 8, 2009, leaving Wanda H. Smith, Sandra K. Smith and Anita J. Cranford as the Co-Successor Trustees.

LIFE ESTATE: Said property is conveyed subject to a life estate reserved to WANDA SMITH, who shall have the right to occupy said property for her lifetime, provided the Grantor shall maintain the property, keep the property insured for fire, liability and comprehensive coverage with Anita J. Cranford and Sandra K. Smith listed as additional insureds, pay all utilities, and live on the premises. Failure to maintain the property, provide insurance, pay utilities or continuously live on the premises for a period of six months shall create a conclusive presumption that WANDA SMITH has abandoned the premises and the life estate shall terminate. Anita J. Cranford and Sandra K. Smith shall have no obligation to maintain the property during the life estate, but may do so if they deem it necessary to protect their interest in the property.

This is improved property known as 4501 Gra-Mar Drive, Nashville, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 19 day of May, 2009.

Wanda H. Smith
WANDA H. SMITH, *Trustee*

Sandra K. Smith
SANDRA K. SMITH, *Trustee*

Anita J. Cranford
ANITA J. CRANFORD, *Trustee*

STATE OF TENNESSEE
COUNTY OF Sumner

The consideration for this transfer is $(-0-).

Anita Cranford
AFFIANT

Sworn to and subscribed before me this 19 day of May, 2009.

Vonda Proffitt
NOTARY PUBLIC

My Comm. Expires: January 3, 2011

VONDA PROFFITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **WANDA H. SMITH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be a Co-Trustee of the Dwight Smith Revocable Living Trust, the within named bargainor, a trust, and that **WANDA H. SMITH** as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by herself as such Trustee.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 19 day of May, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Comm. Expires: January 3, 2011

VONDA PROFFITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **SANDRA K. SMITH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be a Co-Trustee of the Dwight Smith Revocable Living Trust, the within named bargainor, a trust, and that **SANDRA K. SMITH** as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by herself as such Trustee.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 19 day of May, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
January 3, 2011
My Comm. Expires:

VONDA PROFFITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **ANITA J. CRANFORD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be a Co-Trustee of the Dwight Smith Revocable Living Trust, the within named bargainor, a trust, and that **ANITA J. CRANFORD** as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by herself as such Trustee.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 19 day of May, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Comm. Expires: January 3, 2011

VONDA PROFFITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY