BILL GARRETT, Davidson County
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THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Freda F. Seals, et al	Doris Johnson Ferrell	Map 017-00
613 Sunnyslope Court	6126 Lickton Pike	Parcel 040.00
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

THIS QUITCLAIM DEED is made and entered into on the day and date last written by and between DORIS JOHNSON FERRELL, and unmarried woman, hereinafter referred to as the "GRANTOR", and FREDA F. SEALS and JACQUELINE L. PAYNE, as tenants in common, each owning a one-half (½) undivided interest, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, DORRIS JOHNSON FERRELL, the GRANTOR, an unmarried woman, has this day bargained and sold, and does hereby transfer, convey and quitclaim unto the GRANTEES, FREDA F. SEALS and JACQUELINE L. PAYNE, as tenants in common, each owning a one-half (½) undivided interest, their heirs or assigns, certain real property in DAVIDSON COUNTY, Tennessee, but reserving unto the GRANTOR, DORIS JOHNSON FERRELL, the right and power, pursuant to T.C.A. Section 66-1-106 to dispose of and convey the said premises in fee to a third party at any time during her lifetime, said property being more specifically and particularly described as follows, to-wit:

LYING in the Tenth Civil District and on the North side of Lickton Pike, formerly known as Walker's Creek Road, and more particularly described as follows:

BEGINNING at a point in the north margin of Lickton Pike, which point is 81 feet East of the southwest corner of a tract of land owned by Joseph E. Johnson, a deed to which is of record in Book 1236, page 389, Register's Office for Davidson County, Tennessee; running thence 80 feet easterly along the north margin of the said Lickton Pike and running back 175 feet on the east and west boundary lines of this tract, parallel with the west boundary line of the Johnson property described above.

BEING the same property conveyed to Doris Johnson Ferrell by deed from Joseph E. Johnson and wife, Nannie H. Johnson, of record in Book 2545, page 443, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 6126 Lickton Pike, Goodlettsville, TN 37072.

LIFE ESTATE: The GRANTOR, DORIS JOHNSON FERRELL, hereby reserves for herself, for and during her natural lifetime, by a life estate in the real property hereinabove described, including the improvements located thereon and the appurtenances thereto, subject to the following:

1. That the Grantor will pay all costs and expenses relating to the upkeep and maintenance of the property during the term of their respective life estates;

2. That the GRANTOR will keep the property in the same condition that the property is in on the date of this deed throughout the term of each of their life estates;

3. That the GRANTOR will, at her sole cost and expense, keep in full force and effect a homeowner's insurance policy covering the dwelling house and all outbuildings located on the property in an amount equal to the maximum insurable value with the GRANTEES named as additional insureds thereunder; and,

4. That the GRANTOR will be solely responsible for all real property taxes or other taxes assessed against the said property and that they will pay said taxes in a timely manner.

NOTWITHSTANDING any provisions to the contrary, this conveyance is made subject to a Deed of Trust and Deed of Trust Note, or mortgage made to Freda F. Seals and husband, Billy D. Seals, in the amount of $5,618.11, with interest thereon at the rate of 3% per annum from May 29, 1997, which mortgage represents a loan made by Freda F. Seals and husband, Billy D. Seals, to me, on May 29, 1997, in the principal amount of $5,618.11.

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

WITNESS my hand on the day and date acknowledged below.

"GRANTOR"

Doris Johnson Ferrell.

DORIS JOHNSON FERRELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DORIS JOHNSON FERRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that she/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 29th day of May, 2009.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Freda Faye Seals

AFFIANT

Sworn to and subscribed before me this the 29th day of May, 2009.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

NOTARY PUBLIC