QUITCLAIM DEED Retaining a *Life Estate*

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 24 day of APRIL, 2009.

NOTARY PUBLIC
My Commission Expires: 3-10-12

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090057931 DEEDQC
Recvd: 08/24/09 15:53 4 pgs
Fees:22.00 Taxes:0.00

20090824-0079706

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 2217 Old Hickory Blvd, Old Hickory, TN. 37138 (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NOS.
DAVID K. HOLMES 504 Old Hickory Blvd. Old Hickory, Tennessee 37138	New Owner	044-10-0 / 015.00 044-10-0 / 016.00 044-11-0 / 001.00

FOR LOVE AND AFFECTION, AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by DAVID K. HOLMES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **ROBERTA M. HOLMES**, un-married, the GRANTOR herein, **Reserving for myself a Life Estate**, by these presents do transfer, QuitClaim and convey unto:

DAVID K. HOLMES, the GRANTEE herein, his heirs and assigns, all my right title and interest in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

See attached Legal Description, Exhibit "A"

Being all the same property conveyed to James E. Holmes, Sr. and wife Roberta Holmes, by Warranty Deed form Thomas H. Patton, dated February 24, 1972 and of record in Book 4580, page 443, Register's Office for Davidson County, Tennessee. The said James E. Holmes having died leaving Roberta Holmes, also known as Roberta M. Holmes, as the surviving tenant by the entirety.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

2009 Property taxes are to be and assumed by the GRANTEE.

This is improved property known as "Old Hickory Cleaners" at: 504 Old Hickory Blvd., Old Hickory, TN 37138.

Witness our hands this 24 day of ~~APRIL~~ August, 2009.

Roberta Holmes

ROBERTA M. HOLMES

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named ROBERTA M. HOLMES the bargainer, 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 therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 24 day of ~~APRIL~~ August, 2009.

NOTARY PUBLIC

My Commission Expires: 3-10-2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE TENN.

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QUITCLAIM DEED

From: ROBERTA M. HOLMES
For Life, Remainder to

To: DAVID K. HOLMES

Property:
504 Old Hickory Blvd.
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
johnny@ljelaw.com
(615) 256-5003
&
2217 Old Hickory Blvd.
Old Hickory, Tennessee
615-847-2000
www.ljelaw.com

jf:

Exhibit "A"
LEGAL DESCRIPTION

TRACT I:

Land lying in the Fourth Civil District, (11th Councilmanic District) of Davidson County, Tennessee, being a portion of the "Business Property" shown on the Plan of Section "D" Village of Old Hickory filed in Book 1424, page 65, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Starting at a spike at the intersection of the center-lines of the Old Hickory Boulevard and Bryan Street; thence North 35° 33' West along the center-line of the Old Hickory Boulevard 190.2 feet, more or less, to a point; thence South 54° 27' West 25 feet to an iron pin located in the Southerly margin of the Service Station Property and in the Westerly margin of the Old Hickory Boulevard and the point of beginning, and running the following courses and Distances:

1. South 35° 33' East along the Westerly margin of Old Hickory Boulevard 83.7 feet to a concrete monument; thence

2. Continuing on a curve in a Southerly direction 66.3 feet to a point at the Northeast corner of Parcel "D" on the Survey of Parcels "A" "B" "C" & "D" Village of Old Hickory as shown on the Plat of record in Book 1788, page 520, Register's Office for Davidson County, (said curve having a delta angle of 12° 40' tangent 33.3 feet and a radius of 300 feet); thence

3. Along the Northerly side of said Parcel "D" North 89° 27' West 56.8 feet to an iron pin; thence

4. With the Northwesterly line of Parcels "D" and "C" South 54° 27' West 172.3 feet to an iron pin, said Pin being located in the Easterly margin of Lot No. 10, Section I, Rolling Green Subdivision, Village of Old Hickory, as shown of record in Book 1424, page 76, Register's Office for Davidson County, Tennessee; thence

5. North 6° 4' West along the Easterly margin of said Lot 10, Rolling Green Subdivision 33.8 feet to an iron pin; thence

6. Continuing along the Northeasterly margin of Rolling Green Subdivision, North 31° 08' West 87.1 feet to an iron pin in the Southwest corner of the Service Station Property; thence

7. North 54° 27' East along the line of the Service Station Property 202.0 feet to an iron pin, and the point of Beginning.

Containing 0.57 acres more or less.

TRACT II

Land lying in the Fourth Civil District, (11th Councilmanic District) of Davidson County, Tennessee, being Parcel "D" on the Survey of Parcels "A" "B" "C" & "D" Village of Old Hickory as shown on the Plat of record in Book 1788, page 520, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Starting with a concrete monument at the North end of the return at the Northwest corner of the intersection of Bryan Street and the Old Hickory Boulevard; thence in a Southeasterly direction ans around a curve, said curve having a radius of 300 feet , for a distance of 66.3 feet to an iron pin, and the point of beginning, and running the following courses and Distances:

1. Continuing in a Southeasterly direction around a curve, said curve having a radius of 300 feet, for a distance of 22.1 feet to an iron pin, said pin beinglocated in the Northeast corner of Parcel "C"; thence

2. North 89° 15' West along the common line between Parcels "C" and "D" for a distance of 93.8 feet to an iron pin located in the Southerly margin of the T. H. Patton property; thence

3. North 54° 27' East along the T. H. Patton property 35.3 feet to an iron pin; thence

4. South 89° 27' East along the said T. H. Patton property 56.8 feet to an iron pin and the point of beginning.

Containing 0.04 acres, more or less.

TRACT III
(Identified as Tract III and as Tract IV in the previous Deed of Record)

Land lying in the Fourth Civil District, (11th Councilmanic District) of Davidson County, Tennessee, being the North part of Lot No. 10, Section I, Rolling Green Subdivision, Village of Old Hickory, as shown on the Plat of record in Book 1424, page 76, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin located at Northwest corner of Lot No. 10, and being the Northeast corner of Lot No. 9 of the said Rolling Green Subdivision; thence South along the common line between Lots No. 9 & 10, a distance of 138.5 feet to a point; thence easterly, crossing Lot No. 10, a distance of 77 feet more or less to an iron pin in the Northeast corner of Lot No. 10; thence North 31° 08' West 163.9 feet to the point of beginning.

Being all the same property conveyed to James E. Holmes, Sr. and wife Roberta Holmes, by Warranty Deed form Thomas H. Patton, dated February 24, 1972 and of record in Book 4580, page 443, Register's Office for Davidson County, Tennessee.