PICK-UP

BILL GARRETT, Davidson County
Trans:T20090068982 DEEDQC
Recvd: 10/08/09 15:14 2 pgs
Fees:12.00 Taxes:0.00
20091008-0093974

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1909 Lebanon Pike
Nashville, TN 37210

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Janice Marie Rowlett and Jennifer Rowlett Johnson**, by these presents do hereby quitclaim and convey to **Robbie Rowlett** all of our right, title, life estate and interest in and to the following described tract of land to wit:

LAND in the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 42 on the Map of John L. Gordon's Subdivision, as of record in Book 843, Page 61, Register's Office for said County, and the northwest rectangular part of Lot No. 17 of the Map of Section 2, C.L. Morris Subdivision, as of record in Book 2133, Page 56, said Register's Office, described together as follows:

BEGINNING on the easterly margin of Gerald Street at the southwest corner of the property conveyed to Earl Groves and wife, by deed from Clyde L. Morris and wife, of record in Book 1715, Page 555, said Registers Office; thence with said Groves' southerly line South 74° 32' East 65 feet to said Groves' southeast corner; thence South 71° 04' East 64.15 feet to an iron pin in the westerly line of the property owned by . D. Buchanan; thence with his line South 21° 05' West 95.2 feet to a point in the northerly line of Lot No. 17 on said Plan of Section 2, C. L. Morris Subdivision; thence South 21° 05' West 8.75 feet to an iron pin; thence North 66° 33' West 129 feet to an iron pin which is 8.75 feet south of the northwest corner of Lot No. 17, said point being also in the easterly margin of said Gerald Street; thence with the easterly margin of said Street North 21° 05' East 89.8 feet to the beginning.

BEING the same property conveyed to Grover Leon Martin and wife, Marie Martin, by Warranty Deed recorded in Book 3130, Page 495, Register's Office for Davidson County, Tennessee. Grover Leon Martin predeceased Marie Martin, leaving her as the sole tenant by the entirety. Gracie Marie Martin (aka Marie Martin) died testate on March 22, 1983 in which her will was probated in Willbook Case Number 73070, Davidson County Probate Court, leaving a life estate to subject property to her daughter, Janice Marie Rowlett with fee simple absolute ownership being left to the children of Janice Marie Rowlett; Jennifer Rowlett Johnson and Robbie Rowlett.

Janice Marie Rowlett joins in this conveyance to fully cancel and extinguish completely her life estate conveyed by Gracie Marie Martin, wife of Leon Martin in Davidson County, Tennessee Probate Case No. 73070.

This conveyance is subject to any and all existing restrictions, easements, and building setback lines of record. This instrument was created from information provided by the parties. No title search was performed and preparer does not guarantee any of the information

WITNESS our hands and seal on this 5th day of May, 2009.

Janice Marie Rowlett **Jennifer Rowlett Johnson**

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 **Janice Marie Rowlett and Jennifer Rowlett Johnson**, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2009.

Notary Public

MARK A. ELLMORE JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:
5/22/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 5th day of May, 2009.

Notary Public

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:
5/22/10

ADDRESS OF NEW OWNERS:
Robbie Rowlett
138 Phillip Drive
Springfield, TN 37172

SEND TAX BILLS TO:
SAME

Map/Parcel:
07104017300