THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BARRY R. JARVIS, JR. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED OR MEDICAID RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Linda Caldwell 5120 Sunsail Drive ANTIOCH, TN 37013	New owner	151 090B 177.00CO

BILL GARRETT, Davidson County
Trans: T20090080776 DEEDQC
Recvd: 11/30/09 15:31 3 pgs
Fees: 17.00 Taxes: 0.00

20091130-0109483

THIS INSTRUMENT PREPARED BY:

Barry R. Jarvis, Jr.
Attorney
White House, TN 37188

RETURN TO:
Therese Casler
9005 Overlook BLVD
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF Williamson }

The actual consideration or value, whichever is greater, for this transfer is $ ___0__.

Linda Caldwell
Affiant

Subscribed and sworn to before me this the 5th day of Nov, 2009.

Notary Public

My commission expires: 11/7/2010

THERESE CASLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, LINDA CALDWELL, hereinafter named "Grantor", hereby quitclaims subject however to the estate for life hereby expressly reserved to LINDA CALDWELL to MELINDA CALDWELL, hereinafter named "Grantee", the entire remainder interest, for the sum of $1.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, reserving unto LINDA CALDWELL an estate for life, the following Real Estate in Davidson County, in the State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 151 on the plan of Lakeside Cove at Percy Priest, Phase 3 of record in Instrument No. 20060825-0105210, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to LINDA CALDWELL by Deed from JIM CALDWELL, recorded August 29, 2008, of Record in Instrument 20080903-0090146, Register's Office for Davidson County, Tennessee.

Grantor reserves to herself the exclusive possession, use and enjoyment in her own right of the rents, issues, and profits of the real property and every part and portion thereof, during the term of her natural life, until the Grantor's death, unless earlier conveyed or revoked as provided below.

LINDA CALDWELL reserve the power to appoint, in whole or in part, the property conveyed hereunder to or for the benefit of one or more of LINDA CALDWELL's heirs (other than LINDA CALDWELL) in such proportions, outright or

upon such trust, terms and conditions as LINDA CALDWELL may specify by a writing executed and acknowledged and/or authenticated during LINDA CALDWELL's lifetime and recorded in the Office of the Register of Deeds in the County in which the property is located within fifteen (15) days of the date of such exercise. In the alternative LINDA CALDWELL may revoke this deed by conveying by deed a full, perfect, and absolute title to the grantee or purchaser of this property, without joinder of remainderman, pursuant to TENN CODE ANN 66-1-106.

Lastly in the alternative LINDA CALDWELL may appoint, in whole or in part, the property conveyed hereunder to or for the benefit of one or more of LINDA CALDWELL's heirs in such proportions, outright or upon such trust, terms and conditions as LINDA CALDWELL may specify in her Last Will or Codicil making specific reference to this power. In the latter case, failure to record notice of any such exercise of this power in the Office of the Register of Deeds in the County in which the property is located within fifteen (15) days of LINDA CALDWELL's death shall be conclusively treated as a default in the exercise of the power. A release of the power reserved hereunder, in whole or in part, shall be effective when recorded with the Office of the Register of Deeds in the County in which the property is located. Any exercise or release of the foregoing powers may be made by LINDA CALDWELL's Agent acting under a Durable General Financial Power of Attorney whether or not the Durable General Financial Power of Attorney authorizes the exercise or release of this power.

Subject to any and all plats, easements, restrictions, and other matters of record

Witness our hands this 5th day of Nov, 2009.

Linda Caldwell

Grantor- LINDA CALDWELL

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me LINDA CALDWELL with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of Nov, 20__.

Notary Public

THERESE CASLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires 11-3-2010.

SPECIAL POWER OF APPOINTMENT AGREEMENT

LINDA CALDWELL has conveyed certain real property to MELINDA CALDWELL, a copy of which is attached hereto and incorporated herein by reference. In such Deed, LINDA CALDWELL has retained the following:

A Life Estate.

A Special Power of Appointment.

This Agreement has been prepared to state the intention of LINDA CALDWELL and to put such intention into a written Agreement of the parties. It is the intention of LINDA CALDWELL to retain both a Life Estate and a Special Power of Appointment as stated in the attached Deed. All parties hereto agree that LINDA CALDWELL have retained a Life Estate as stated in the attached Deed. None of the parties hereto shall have the right of partition. If it is determined that LINDA CALDWELL have not retained a Life Estate as stated in the attached Deed, MELINDA CALDWELL conveys to LINDA CALDWELL a Life Estate as stated in the attached Deed. All parties hereto agree that LINDA CALDWELL has retained a Special Power of Appointment as stated in the attached Deed. If it is determined that LINDA CALDWELL has not retained a Special Power of Appointment as stated in the attached Deed, MELINDA CALDWELL hereby conveys to LINDA CALDWELL a Special Power of Appointment as stated in the attached Deed. It is the intention of the parties hereto, and the parties agree, that this Agreement shall be effective as of the date of signing of the attached Deed. This Agreement is entered into in consideration of $1.00 in hand paid by LINDA CALDWELL to MELINDA CALDWELL, the receipt of which is hereby acknowledged.

Linda Caldwell 11-5-09

LINDA CALDWELL (Date)

Melinda Caldwell 11-5-09

MELINDA CALDWELL (Date)

STATE OF TENNESSEE)
COUNTY OF Williamson)

On Nov 5th, 2009, before me personally appeared LINDA CALDWELL and MELINDA CALDWELL, to me known to be the persons described in, and who executed, the foregoing instrument, and acknowledged that it was executed by such persons' free act and deed.

Notary Public My Commission Expires: 11-3-2010

THERESE CASTLER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument was prepared by Barry R. Jarvis, Jr., Attorney at Law, White House, Tennessee 37188.