INSTRUMENT PREPARED BY:
Judy Schechter, Attorney at Law
305 14th Avenue North
Nashville, TN 37203

Based on information provided by the parties.

BILL GARRETT, Davidson County
Trans:T20090081128 DEEDOC
Recvd: 12/01/09 14:19 2 pgs
Fees:12.00 Taxes:0.00
20091201-0109952

**QUITCLAIM DEED**

| Address of New Owner | Send Tax Bills to: | Map and Parcel No. |
|---|---|---|
| Estate of Francis Metzgar | Norma Jean Warren Metzgar | 26-01 |
| 208 Two Mile Pike | 208 Two Mile Pike | 121 |
| Goodlettsville, TN 37072 | Goodlettsville, TN 37072 | |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Sworn to and subscribed before me, this 14th day of September, 2009.

ROCHELLE DEGRAFF STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Judy Schechter
AFFIANT

Rochelle DeGraff
NOTARY PUBLIC

My Commission Expires: 6/11/2011

KNOW ALL BY THESE PRESENTS that Judy Schechter, Executrix of the Estate of Francis Elmer Metzgar, deceased, for and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Francis Elmer Metzgar, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, on June 28, 2007, of record as Docket No. 07P 973, has bargained and sold and hereby remises, releases and forever quitclaims unto Norma Jean Warren Metzgar a life estate, subject to the conditions set forth hereinbelow, and hereby remises, releases and forever quitclaims unto Douglas Gromann, Jenny Warma, Steven Metzgar, Chris Metzgar, Mark Metzgar, Kelly Bainbridge and Amanda Houghton, and Norma Jean Warren Metzgar, a remainder interest in and to the following described property in Davidson County, Tennessee, subject to the conditions in the decedent's will, set forth hereinbelow:

Being Lot No. 8 on the Map of the H. R. Drake Et Al Subdivision at Goodlettsville on Two-Mile Pike, and described according to a copy of a survey by J.R. Scott, Surveyor, March 23, 1948, as follows:

Beginning at a point in the easterly margin of Two-Mile Pike, at the common corner of Lots 8 and 9, said point being 150 feet north of the north margin of a 50 foot unnamed street leading from Two-Mile Pike to the L. & N. Railroad underpass; thence with the line between said lots, easterly 256 feet to a point in the westerly margin of the L. & N. Railroad right-of-way; thence with the margin of said right-of-way northly 75 feet to the common corner of Lots Nos. 7 and 8; thence with the line between said lots westerly 265 feet to the easterly margin of Two-Mile Pike; thence with the margin of the same southerly 75 feet to the beginning.

BEING the same property in which Ronald Ray Metzgar, quitclaimed a fee simple remainder interest to Francis E. Metzgar, of record as Instrument No. 200201170006908, Register's Office for Davidson County, Tennessee.

As stated in the will, Norma Jean Warren Metzgar is granted the exclusive right to live at the real property until she moves to a nursing home or assisted living facility, or until her death, as long as she continues to reside there, and pays for all property taxes and insurance on the real property. If the real property is sold during the lifetime of Norma Jean Warren Metzgar, she shall receive the sum of Twenty Thousand Dollars ($20,000.00) from the net sale proceeds, with the remainder to be divided in seven equal shares among the decedent's seven grandchildren, Douglas Gromann, Jenny Warma, Steven Metzgar, Chris Metzgar, Mark Metzgar, Kelly Bainbridge and Amanda Houghton. If the property is sold after Norma Jean Warren Metzgar's death, the net sale proceeds shall be divided in seven equal shares among the decedent's grandchildren named hereinabove.

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

This is improved property known as 208 Two Mile Pike, Goodlettsville, Tennessee 37072.

WITNESS my hand this 14th day of September, 2009.

Judy Schechter, Executrix of the
Estate of Francis Elmer Metzgar

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Judy Schechter, with whom I am personally acquainted, and who acknowledged that she is the duly appointed Executrix of the Estate of Francis Elmer Metzgar, and that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of September, 2009.

ROCHELLE DEGRAFF
STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 7/18/2011