BILL GARRETT, Davidson County
Trans:T20100003509 DEEDQC
Recvd: 01/19/10 14:56 2 pgs
Fees:12.00 Taxes:0.00
20100119-0004465

THIS INSTRUMENT PREPARED BY:
WHITE & BETZ, ATTORNEYS
22 PUBLIC SQUARE
LAWRENCEBURG, TENNESSEE 38464

QUIT CLAIM DEED

This instrument made and entered into on this the 18th day of January, 2010, by and between CARLENE C. ELROD, F/K/A WILMA CARLENE VARNER, Grantor, and KEITH VARNER, Grantee;

WITNESSETH

That for and in consideration of the sum of ONE AND NO/100--($1.00)--DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Grantor conveys and quit claims unto the Grantee, subject to a life estate retained by the Grantor, the following described real estate, to-wit:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 342 on the Plan of Sunset View, Section 6, as of record in Book 2900, Pages 54 and 55, Register's Office for said county. Said Lots fronts 140 feet on the easterly side of Donna Hill Drive, as measured with a curve, and extends back 168.1 feet on the southerly line and 168.3 feet on the northerly line, to a dead line and measures 76.7 feet thereon.

This property is known as 2717 Donna Hill Drive, Nashville, Tennessee 37214.

This being the same property conveyed to Clarence E. Elrod and wife, Carlene C. Elrod from Bernal D. Little and wife, Linda B. Little of record in Book 4638, Page 28, Register's Office Davidson County, Tennessee. Also see Quit Claim Deed to Carlene C. Elrod from Clarence E. Elrod dated November 23, 2004 of record in Instrument No. 20041203-0144139, Register's Office Davidson County, Tennessee.

TRACT 2: Land in the 3rd Civil District of Davidson, County, Tennessee, being a part of Lot No. 6, Map of J W. Vaughn and Ellis Bros Subdivision of the Arch Harper Home Place on Lebanon Pike, as of record in Book 332, Page 172, Register's Office for said County, and described from a copy of a survey made by Hickerson-Miller, Engineers-Surveyors, on September 24, 1959, as follows:

Beginning at an iron pin in the southerly margin of Lebanon Road, said pin being located at a common corner with Clarence Elrod property thence with said Clarence Elrod property line southeasterly 216.0 feet to an iron pin in fence line; thence southwesterly with line of Holy Rosary School property 91.0 feet to a 12 inch hackberry; thence N 9 degrees 00 minutes W, 213.7 feet to an iron pin in the southerly margin of Lebanon Road; thence with said margin of said Lebanon Road N 81degrees 00 minutes E 104.0 feet to the point of beginning.

This being the property known as 2535 Lebanon Road, Nashville, Tennessee 37214

This being the same property conveyed to Carlene C. Elrod from Clarence E. Elrod by Quit Claim Deed dated November 23, 2004 of record in Instrument No. 20041203-0144136, Register's Office Davidson County, Tennessee.

TRACT 3: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 348 on the Plan of Sunset View, Section VI, as of record in Book 2900, Pages 54 and 55.

Said Lot No. 348 fronts 105 feet on the westerly side of Donna Hill Drive and runs back 253.1 feet on the southerly line and 251.3 feet on the northerly line to a dead line in the rear measuring 166.55 feet thereon.

This conveyance is made subject to restrictions of record in Book 2995, page 413, RODCo., Tennessee.

This being the same property conveyed to Wilma Carlene Varner from Earl Ayers and wife, Wilma Ayers by deed dated December 18, 1964 of record in Book 3844, Page 122, Register's Office Davidson County, Tennessee. Wilma Carlene Varner being one and the same person as Carlene C. Elrod.

GRANTOR HEREIN EXPRESSLEY RETAINS A LIFE ESTATE AND THIS CONVEYANCE IS MADE SUBJECT TO THE LIFE ESTATE RETAINED BY THE GRANTORS HEREIN FOR AND THROUGHOUT HER LIFETIME TO THE ABOVE DESCRIBED PROPERTY.

PREPARED BY INFORMATION SUPPLIED BY PARTIES ONLY. NO TITLE SEARCH REQUESTED.

In Testimony whereof, the Grantor has hereunto set her signature, this the day and date above written.

Carlene C. Elrod

CARLENE C. ELROD
F/K/A WILMA CARLENE VARNER

STATE OF ALABAMA
COUNTY OF LAUDERDALE

On this 18TH day of JANUARY, 2010, before me personally appeared CARLENE C. ELROD, F/K/A WILMA CARLENE VARNER, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. The date my Commission Expires: 11-18-2012. Witness my hand and seal at the City of Florence, State of Alabama.

(SEAL)

Keith M Coll

NOTARY PUBLIC

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $0.00 - QUIT CLAIM, which amount is equal to or greater that the amount which the property transferred would command at a fair voluntary sale.

Carlene C. Elrod

AFFIANT

Subscribed and sworn to before me this 18TH day of JANUARY, 2010. My Commission expires: 11-18-2012

(SEAL)

Keith M Coll

NOTARY PUBLIC

SEND TAX BILLS TO: New Owner
Keith Varner
P.O. Box 2667
Florence AL 35630

PERSON RESPONSIBLE FOR TAXES:
Keith Varner

PROPERTY ADDRESS:
2717 Donna Hill Drive
2535 Lebanon Road
Donna Hill Drive

MAP 73-07-0 PARCEL 89.00
MAP 95-04-0 PARCEL 50.00
MAP 78-07-0 PARCEL 83.00