THIS INSTRUMENT WAS PREPARED BY:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

BILL GARRETT, Davidson County
Trans:T20100003863 DEEDQC
Recvd: 01/20/10 15:19 2 pgs
Fees:12.00 Taxes:0.00
20100120-0005012

ADDRESS NEW OWNER AS:
Kerry Douglas Vann, et ux
6011 Highway 41A
Pleasant View, TN 37146

SEND TAX BILL TO:
Same

MAP: 021
PARCEL: 00002100

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QUITCLAIM DEED

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FOR AND IN CONSIDERATION of love and affection that I have for my son, (and no monetary consideration), I, **BONNIE RUTH VANN, a widow**, hereinafter called Grantor, by these presents, do hereby quitclaim and convey unto **KERRY DOUGLAS VANN and wife, MARISSA B. VANN**, hereinafter called Grantees, their heirs and assigns, the remaining one-half (1/2) undivided interest in and to the following described tract or parcel of land located in the 14th Civil District of Davidson County, State of Tennessee, to wit:

Lot or parcel of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, **BEING** Lot No. 2 on the Map of Fred Bates Property, not of record, described according to survey made by D. E. Boner, Surveyor, February 18, 1947, as follows:

BEGINNING at a point in the center of Eaton's Creek Road, 882.4 feet North of its junction with Old Clarksville Pike and corner to Henry Clay Felts; thence South 85 degrees 54 minutes East 230.35 feet to a point; thence South 14.20 feet West 96.9 feet to a point; thence North 85 degrees 54 minutes West 240.6 feet to the center of Eaton's Creek Road; thence in a northeasterly direction and on a curve 100 feet to the beginning.

BEING the same property conveyed to James Robert Vann and wife, Bonnie Ruth Vann, by deed from Fred Bates and wife, Donnie Bates, of record in Book 2813, Page 49, Register's Office for Davidson County, Tennessee. The said James Robert Vann is deceased, and Bonnie Ruth Vann acquired the entire fee as the surviving tenant by the entirety; and being the same property in which a one-half (1/2) undivided interest was conveyed to Kerry Douglas Vann and wife, Marissa B. Vann, by quitclaim deed from Bonnie Ruth Vann, a widow, of record as Instrument Number 20090323-0026266, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

Bonnie Ruth Vann retains a life estate in said property.

This is improved property known as 6324 Eaton's Creek Road, Joelton, Tennessee 37080.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of January, 2010.

Bonnie Ruth Vann

BONNIE RUTH VANN

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BONNIE RUTH VANN**, the bargainor, 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 Ashland City, Tennessee, this 15th day of January, 2010.

WM. G. WILKINSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 12-27-2011

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

Affiant

Subscribed and sworn to before me this the 15th day of January, 2010.

WM. G. WILKINSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 12-27-2011