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
BEULAH L. GRAVES +	New owner	133 07 0 137.00
Kristen Graves @	95 Vaden Dr NTN 37211	
Kirk Graves @	353 Patterson St SE Atlanta, GA 30316	

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 Davidson }

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

Kristen S. Graves
Affiant

Subscribed and sworn to before me, this the 1st day of January, 20 10.

Carolyn Morgan
Notary Public

CAROLYN MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires MAR. 10, 2012

BILL GARRETT, Davidson County
Trans:T20100016077 DEEDQC
Recvd: 03/18/10 15:51 4 pgs
Fees:22.00 Taxes:0.00
20100318-0020583

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, BEULAH L. GRAVES, hereinafter named "Grantor", hereby quitclaims subject however to the estate for life hereby expressly reserved to BEULAH L. GRAVES to KIRK ALLEN GRAVES AND KRISTEN S. GRAVES, 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 BEULAH L. GRAVES an estate for life, the following Real Estate in Davidson County, in the State of Tennessee, to-wit:

Being Lot No. 67 on the Pan of Glencoe Acres, Section 1, of record in Book 1835 Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 65.0 feet on the easterly side of Goodland Road and extends back between lines 202.6 feet on the northerly line and 219.8 feet on the southerly line to a dead line in the rear measuring 127.0 feet thereon.

Being the same property conveyed to ALLEN LEON GRAVES and wife, BEULAH L. GRAVES, by Deed from BENNY W. SULCER and wife, MARTHA D. SULCER recorded in Book 2799 Page 591, Register's Office for Davidson County, Tennessee; ALLEN LEON GRAVES having since predeceased wife, BEULAH L. GRAVES, vesting ownership completely in BEULAH L. GRAVES.

Grantor reserves the exclusive possession, use and enjoyment in their own right of the rents, issues, and profits of

the real property and every part and portion thereof, during the term of their natural lives, until the Grantor's death, unless earlier conveyed or revoked as provided below.

BEULAH L. GRAVES reserves the power to appoint, in whole or in part, the property conveyed hereunder to or for the benefit of one or more of BEULAH L. GRAVES' heirs (other than BEULAH L. GRAVES) in such proportions, outright or upon such trust, terms and conditions as BEULAH L. GRAVES may specify by a writing executed and acknowledged and/or authenticated during BEULAH L. GRAVES' 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 BEULAH L. GRAVES 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, BEULAH L. GRAVES may appoint, in whole or in part, the property conveyed hereunder to or for the benefit of one or more of BEULAH L. GRAVES' heirs in such proportions, outright or upon such trust, terms and conditions as BEULAH L. GRAVES 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 BEULAH L. GRAVES' 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 BEULAH L. GRAVES' 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 17 day of Jan. 1 ~~[illegible]~~, 20 10.

Beulah L Graves
Grantor- BEULAH L. GRAVES

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me BEULAH L. GRAVES of 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 17th day of January 2010.

Carolyn Mogan
Notary Public

My Commission Expires

CAROLYN MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Expires MAR. 10, 2012

SPECIAL POWER OF APPOINTMENT AGREEMENT

BEULAH L. GRAVES has conveyed certain real property to KIRK ALLEN GRAVES and KRISTEN S. GRAVES, a copy of which is attached hereto and incorporated herein by reference. In such Deed, BEULAH L. GRAVES has retained the following:

A Life Estate.

A Special Power of Appointment.

This Agreement has been prepared to state the intention of BEULAH L. GRAVES and to put such intention into a written Agreement of the parties. It is the intention of BEULAH L. GRAVES to retain both a Life Estate and a Special Power of Appointment as stated in the attached Deed. All parties hereto agree that BEULAH L. GRAVES has 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 BEULAH L. GRAVES has not retained a Life Estate as stated in the attached Deed, KIRK ALLEN GRAVES and KRISTEN S. GRAVES convey to BEULAH L. GRAVES a Life Estate as stated in the attached Deed. All parties hereto agree that BEULAH L. GRAVES has retained a Special Power of Appointment as stated in the attached Deed. If it is determined that BEULAH L. GRAVES has not retained a Special Power of Appointment as stated in the attached Deed, KIRK ALLEN GRAVES and KRISTEN S. GRAVES hereby convey to BEULAH L. GRAVES 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 BEULAH L. GRAVES to KIRK ALLEN GRAVES and KRISTEN S. GRAVES, the receipt of which is hereby acknowledged.

Beulah Louise Graves — 1-17-10
BEULAH L. GRAVES (Date)

Kristen S. Graves — 1-17-10
KRISTEN S. GRAVES (Date)

STATE OF Tennessee)
COUNTY OF Davidson)

On January 17, 2010, before me personally appeared BEULAH L. GRAVES and KRISTEN S. GRAVES, 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.

Carolyn Mogan
Notary Public

Commission Expires: 2-2-2012

CAROLYN MOGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Kirk C. K
KIRK ALLEN GRAVES GA DL. 071751619 — 2-2-2010 (Date)

STATE OF Georgia)
COUNTY OF Gwinnett)

On Feb. 2, 2010, before me personally appeared KIRK ALLEN GRAVES to me known to be the persons described in and who executed, the foregoing instrument,

LINDA B. COX
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
COMMISSION EXPIRES
JANUARY 15, 2011

My Commission Expires MAR. 10, 2012

and acknowledged that it was executed by such persons' free act and deed.

Linda B. Cox, Notary
Notary Public

Commission Expires: Jan. 15, 2011

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

