THIS INSTRUMENT PREPARED BY:

HORIZON LAND TITLE, INC.
1000 Pleasant Grove Place, Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100025100 DEEDQC
Recvd: 04/27/10 14:44 2 pgs
Fees:17.00 Taxes:0.00
20100427-0031939

FROM: Daniel P. Hammonds

TO: Dean Robinson, Trustee

AND

FROM: Dean Robinson, Trustee

TO: Daniel P. Hammonds et al

ADDRESS NEW OWNER:
Daniel P. Hammonds
207 Theodore Road
Nashville, TN 37214

MORTGAGEE:
Franklin American Mtg. Co.
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 084-14-0
Parcel 095.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, and for the express purpose of making a re-conveyance to create a life estate interest in Daniel P. Hammonds, an unmarried person with a remainder interest in Brian Keith Borgman, Kevin Dale Borgman, Kimberly Ann Schweppe and Karen Tiffany Kominos, their heirs and assigns, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, **Daniel P. Hammonds, an unmarried person**, have bargained and sold and do hereby quitclaim and convey unto **Dean Robinson, Trustee**, his successors and assigns, all of his right, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Being Lot No. 61 on the plan of Walnut Grove, as of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel P. Hammonds, an unmarried person by deed from Patricia Ann Hicks, Executrix of the Estate of Ethel L. Hammonds; Patricia Ann Hicks, Individually; James Hammonds; Noel William Hammonds; Charles Edward Hammonds; Kimberly Ann Schweppe; Kevin Dale Borgman; Brian Keith Borgman and Karen Tiffany Kominos, dated October 30, 2009, filed for record in Instrument No. 20091104-0102082, Register's Office for Davidson County, Tennessee.

This is improved property known as: 207 Theodore Road, Nashville, Tennessee 37214.

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

And now I, the said **Dean Robinson, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Daniel P. Hammonds, a life estate interest with a remainder interest in Brian Keith Borgman; Kevin Dale Borgman; Kimberly Ann Schweppe and Karen Tiffany Kominos**, their heirs and assigns, the same property hereinabove described and set forth,

to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of March, 2010.

Daniel P. Hammonds

DEAN ROBINSON, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Daniel P. Hammonds**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, this 12th day of March, 2010, at Mt. Juliet, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-26-2014

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Dean Robinson, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, this the 12th day of March, 2010, at Mt. Juliet, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-26-2014

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me
this 12th day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 1-26-2014

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE