THIS INSTRUMENT IS PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING COMPANY
At the request of the party herein and Without the benefit of a title search.
200 Madison Street
Madison, Tennessee 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Name and Address of New Owner:
Eva Hanberry
332 Oakview Drive
Nashville, TN 37207

Map and Parcel Nos.:
050 15 0 222.00

BILL GARRETT, Davidson County
Trans:T20100045281 DEEDQC
Recvd: 07/23/10 15:24 2 pgs
Fees:12.00 Taxes:0.00
20100723-0058018

Send Tax Bills to:
Same as New Owner

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **EVA HANBERRY, having reserved unto myself a life estate interest in the real property hereinafter described and the right and power, pursuant to T. C. A. 66-1-106, to dispose of and convey the said premises in fee at any time during my life, saving and reserving unto myself full power and authority at any time, during my life, to divest the fee granted in that certain Quitclaim Deed to Ricky Perrigo and Susan Ezzell recorded as Instrument No. 20070405-0041145, Register's Office for Davidson County, Tennessee, do hereby exercise the power therein reserved unto myself and do hereby divest the fee granted in above described conveyance and do** hereby quitclaim and convey unto myself, **EVA HANBERRY, my** heirs, successors and/or assigns, all my right, title and interest for the purpose of creating a fee simple estate in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Sky View, of record in Book 2331, Pages 54 and 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 115 feet on the southerly side of Oakview Drive and extends back 361.5 feet on the easterly line and 365 feet on the westerly line to a dead line, measuring 115 feet thereon.

Being the same property conveyed to Robert T. Hanberry and wife, Eva Hanberry by deed of record in Book 3166, Page 437, Register's Office for Davidson County, Tennessee. The said Robert T. Hanberry having since died. Further being the same property conveyed to Ricky Perrigo and Susan Ezzell by Quitclaim Deed from Eva Hanberry of record as Instrument No. 20070405-0041145, Register's Office for Davidson County, Tennessee in which deed the said Eva Hanberry reserved unto herself a life estate in property therein described and the right and power, pursuant to T.C.A. 66-1-106, to dispose of and convey said property in fee at any time during her life, and did therein save and reserve unto herself the power and right to divest the fee thereby granted for the purpose of exercising the power to sell and convey such property therein described.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 332 Oakview Drive, Nashville, TN 37207.

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

IN WITNESS WHEREOF, the undersigned has hereunto set her hand on this the 20th day of July, 2010.

x Eva Hanberry
Eva Hanberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Eva Hanberry**, the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 20th day of July, 2010.

Commission expires:
3/03/2014

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

x Eva Hanberry
Affiant

Sworn to and subscribed before me this the 20th day of July, 2010.

Deanie L. Gregory
Notary Public

My commission expires: 3/03/2014

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY