BILL GARRETT, Davidson County
Trans:T20100048329 DEEDQC
Recvd: 08/05/10 11:06 2 pgs
Fees:12.00 Taxes:0.00
20100805-0061710

Instrument Prepared By:
Arthur K. Lowen
1804 Williamson Court, Suite 201
Brentwood, TN 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2010.

My Commission Expires: 9-23-13

Notary Public

PATRICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

Address New Owners as Follows:
Arthur K. Lowen
200 Sheffield Place
Nashville, TN 37215

Send Tax Bills To:
SAME

Map/Parcel
139-A-1.00CO

QUITCLAIM DEED OF CONDITIONAL LIFE ESTATE

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of creating a conditional life tenancy, **Arthur K. Lowen, a single man,** (mistakenly referenced as a married man in the Warranty Deed described below) Grantor, does hereby quitclaim and convey a conditional life estate interest unto **Rebecca Scott Barnes, soon to be Rebecca Scott Lowen**, Grantee, in the following described parcel of land in Davidson County, Tennessee:

A certain condominium unit in Davidson County, Tennessee, being Unit # 1 situated on limited common element #1 as shown on the recorded Plan of Sheffield Condominiums, a condominium development, of record in Book 5200, page 348, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Arthur K. Lowen, married [sic], by Warranty Deed, from Sally M. Matlock, Trustee and William McAdoo, Trustee of the Sally M. Matlock Family Trust dated June 4, 1997, of record in Instrument No. 20100506-0034709, Dated May 3, 2010, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 200 Sheffield Place, Nashville, TN 37215.

Said Life Estate, if vested, shall be conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property, if and when such life estate shall vest, and for that purpose thereof, makes this conditional conveyance to Grantee.

Said life estate shall vest and become effective only if and when Grantor pre-deceases Grantee, without first having been divested of ownership in the subject property . Grantor is free to encumber and/or convey the property, without joinder by Grantee, during his lifetime.

The vesting of this life estate shall further be contingent upon the subject property being the principal place of residence of the Grantee at the date of Grantor's death.

Upon any vesting of this Life Estate at the date of Grantor's death, monies as set forth in the prenuptial agreement of the parties shall become due to Grantee.

After any vesting of this Life Estate, the Grantee shall surrender such life estate if/when she ceases to occupy the subject property as her principal place of residence, after which the property shall be disposed of in accordance with Grantor's estate. This paragraph is to be liberally construed in Grantee's favor such that if she

temporarily vacates the subject property with the intent of return, and until she re-occupies the property or no longer intends to return, the property shall be considered Grantee's "principal place of residence" and the life estate shall continue in effect.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 30 day of July, 2010.

Arthur K. Lowen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Arthur K. Lowen**, the within named Grantor, with whom I am personally acquainted, who acknowledged that he executed the this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2010.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.