STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $22,630.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Cynthia Diane Smith
Affiant

Sworn to and subscribed before me
this 27th day of August, 2010.

DERRICK H. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7-5-2011

THIS INSTRUMENT PREPARED BY:
GRAUBERGER, PIERCE & GREEN, PLLC
2612 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-6116

BILL GARRETT, Davidson County
Trans:T20100055432 DEEDWARR
Recvd: 09/03/10 11:37 3 pgs
Fees:17.00 Taxes:0.00
20100903-0070282

ADDRESS NEW OWNER:
Susan Kennedy
P.O. Box 143
College Grove, TN 37046

SEND TAX BILL TO:
SAME

Map: 135-9, Parcel: 24

DEED OF REMAINDER (ONLY) OF LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cynthia Diane Smith, Executrix of the Estate of Violet Nadine Boyd, deceased (Date of Death: July 30, 2009), who at the time of her death was the sole owner of the property subject hereto, having survived her spouse, Billy R. Boyd, deceased (Date of Death: June 20, 2009), hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Susan Kennedy, a married woman, hereinafter the GRANTEE, her successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 2034 Franklin Limestone Court, Nashville, Tennessee 37217.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following: This transfer is for the remainder only of a life estate, which is simultaneously being granted by the Estate of Violet Nadine Boyd, for the sole benefit of Cynthia Diane Smith, as her distributive share of the Estate of Violet Nadine Boyd. GRANTEE, her successors, heirs, representatives and assigns are hereby conveyed the remainder only.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs, successors, representatives and assigns, forever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of August, 2010.

GRANTOR:

ESTATE OF VIOLET NADINE BOYD

BY: Cynthia Diane Smith
Cynthia Diane Smith
ITS: Executrix

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Cynthia Diane Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of the Estate of Violet Nadine Boyd, the within named bargainor, and that she, as such Executrix of the Estate of Violet Nadine Boyd, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Violet Nadine Boyd, by herself as such Executrix.

WITNESS MY HAND AND SEAL, at office in Mt. Juliet, TN, this 27th day of August, 2010.

Notary Public

DERRICK H. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES July 05, 2011

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Una Manor Homes, Section I, of record in Book 2854, page 83, Register's Office for Davidson County, Tennessee.

Beginning with a point in the northwesterly margin of Franklin Limestone Road at the common corner of Lots Nos. 23 and 24; thence southwestwardly along said margin, 130 feet to a concrete monument at the beginning of a curve; thence around said curve 39.3 feet in a southwesterly direction to a concrete monument in the northerly margin of an unnamed street; thence along said margin westwardly 135 feet to a concrete monument which is the southwest corner of said lot; thence northwardly 22 deg. 17' east, 164.3 feet to the common corner of Lots 23 and 24; thence southeastwardly along the line between said two lots, 192 feet to the point of beginning.

Being the same property conveyed to Billy R. Boyd and wife, Nadine G. Boyd, by warranty deed from George H. Mitchell and wife, Helen S. Mitchell, of record in Book 3855, page 275, Register's Office for Davidson County, Tennessee.