THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
Goodlettsville, Tennessee 37072

NEW OWNER & ADDRESS:
Marshall DeSheles
126 Dellway Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Same

MAP-PARCEL:06016015900

BILL GARRETT, Davidson County
Trans:T20100078540 DEEDQC
Recvd: 12/14/10 10:25 4 pgs
Fees:22.00 Taxes:0.00
20101214-0099347

QUITCLAIM DEED

WHEREAS, on January 31, 2009, Timothy Lee DeSheles, co-owner with his spouse, Martha Adell DeSheles, of property located at 126 Dellway Drive, Nashville, Tennessee, 37207 died; and

WHEREAS, on June 5, 2010, Martha Adell DeSheles, spouse of Timothy Lee DeSheles, owner of property located at 126 Dellway Drive, Nashville, Tennessee, 37207 by right of survivorship, died; and,

WHEREAS, Martha Adell DeSheles died intestate leaving two children, Bobbie Ann Bagby and Marshall Eugene DeSheles who inherited said property located at 126 Dellway Drive, Nashville, Tennessee, 37207 as tenants in common; and

WHEREAS, said property located in Davidson County, Tennessee is more fully described as follows:

> Being Lots Nos. 248 and 249 on the plan of Joywood Heights, Section No. 2, as of record in Book 1130, Pages 92 and 93, Register's Office for said County.
>
> Said lots Nos. 248 and 249 fron together 120 feet on the southerly side of Dellwood Avenue and run back 236.1 feet on the westerly line and 257.8 feet on the easterly line to a dead line, measuring 121.8 feet thereon.

Being the same property conveyed to Timothy Lee DeSheles and wife Martha Adell DeSheles by Installment Deed from Floyd E. Frey and wife, Aline C. Frey dated August 28, 1964 and recorded in Book 3808, Page 760, Register's Office for Davidson County, Tennessee.

Subject to ten-foot easement for public utility purposes along rear line of premises and 30-foot building setback line from Dellwood Avenue, as shown on plan of record in Book 1130, Pages 62 and 93, Register's Office for Davidson County, Tennessee.

This is improved property known as 126 Dellway Drive, Nashville, TN 37207; and

WHEREAS, Marshall Eugene DeSheles does here convey and otherwise quitclaim his interest, ownership or otherwise, in said property to Bobbie Ann Bagby and shall retain in himself a life estate subject to his paying of all taxes and insurance premiums on said property as they become due and his properly maintaining said property which, if he fails to do any of these, shall result in the forfeiting of his right to remain on said property along with his responsibility to reimburse Bobbie Ann Bagby for any amount of money she pays regarding these items; and

WHEREAS, the purpose of this conveyance is to place the parties in their correct positions pursuant to their agreement following the death, intestate, of Martha Adell DeSheles.

NOW, THEREFORE, in consideration of and pursuant to the recitals stated herein, Marshall Eugene DeSheles does hereby convey and otherwise transfer his interest in property located at 126 Dellway Drive, Nashville, Davidson County, Tennessee, 37207, a description of which is contained herein, to Bobbie Ann Bagby,

subject to a life estate for the life of Marshall Eugene DeSheles, to have and to hold said real estate together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the grantor, subject to the aforesaid terms and conditions to said life estate and any modification thereto.

WITNESS MY HAND, at Goodlettsville, Tennessee, on this the 9th day of ~~September~~ December, 2010.

X Marshall DeSheles

MARSHALL EUGENE DESHELES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall Eugene DeSheles who has the requisite capacity to execute this Quitclaim Deed on his behalf and with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, on this the 9th day of ~~September~~ December, 2010.

NOTARY PUBLIC

My Commission Expires: 5-20-14

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value, or consideration, for this transfer, whichever is greater, is $0.

Marshall DeSheles
Affiant

Sworn to and subscribed before me,

this 9th day of ~~September~~ December, 2010.

NOTARY PUBLIC

My Commission Expires: 5-20-14

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.