THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

BILL GARRETT, Davidson County
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Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Michael S. Armistead and wife		
Michelle B. Armistead	Lester B. Armistead	Map 7, Parcel 22
6278 Kenwood Drive	8333 Old Springfield, Pike	and
Goodlettsville, TN 37072	Goodlettsville, TN 37072	Map 12, Parcel 1

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between LESTER B. ARMISTEAD, an unmarried man , hereinafter referred to as the "GRANTOR ", and MICHAEL S. ARMISTEAD, and wife MICHELLE B. ARMISTEAD, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I , LESTER B. ARMISTEAD, the GRANTOR, an unmarried man, have this day bargained and sold, and by these presents, do hereby transfer, convey and quitclaim unto the GRANTEES, MICHAEL S. ARMISTEAD and wife MICHELLE B. ARMISTEAD, their heirs or assigns, but reserving unto the GRANTOR , a life estate in the real properties hereinafter described for and during his natural lifetime, but subject the provisions to the contrary contained herein, said properties being more specifically and particularly described as follows, to-wit:

TRACT I: A tract of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee (composed of three tracts) described according to a survey and a plat made November 27, 1972, by D. A. Montgomery, Surveyor, described as follows:

BEGINNING in the center of Springfield Pike, Clint Fox's corner; thence with his line S 56-1/2 deg. W, 8 poles and 12 links to a stone near a post, Fox's corner; thence with his line S 29 deg. W 23 poles and 16 links to a stone, Fox's corner; thence S 81 deg. E 2 poles and 21 links to a stone, Fox's corner; thence with his line, S 12 deg. W 27 poles and 8 links to a beech, S. D. Patton's corner in Fox's line; thence with Patton's line S 57 deg. E 12 poles and 6 links to a beech; thence, with Patton's line S 66 deg. E 6 poles and 6 1/2 links to an elm; thence with Patton's line, S 89 deg. E 5 poles and 18 links to a beech; thence S 85 deg. E 23 poles to a walnut, J. P. Williamson's corner, also S. D. Patton's corner; thence with Williamson's line, N 56 1/2 degrees E 30 poles and 15 links to the center of a creek; thence up the creek, N 41 deg. W 15 poles and 113 links to a stone on the bank of the creek; thence (a very short line) N 37 deg. E 19 links to the center of Springfield and Nashville Pike; thence with said pike, N 48 deg. W 47 poles and 17 links to a point in the center of the said Pike; thence with said Pike, N 30 deg. W 3 poles and 12 links to the beginning, containing 15-3/4 acres, more or less.

Being the same property conveyed to LESTER B. ARMISTEAD by deed filed for record as instrument No. 20040428-0048465 in the Register's Office for Davidson County, Tennessee.

TRACT II: Land in the 20th Civil District of Davidson County, Tennessee, (described as Map 12, Parcel I on the records of the Tax Assessor for Davidson County, Tennessee and calculated as being 65.74 acres, more or less, after removal of the out parcels).

Beginning at a stake in J. C. Byrnes tract, one pole East of Mrs. Sarah Byrnes N. W. lower corner; thence N 14 deg. E 39 poles to a stake; thence N 74 deg. W 7 poles to a stake; thence N 16 deg. 34-1/4 poles to a stake; thence N 21 deg. W 25 poles to a stake; thence N 75 deg. W 45.2 poles to a stake in old Wm. Luton's original East boundary line; thence with said line South 11 deg. W 3.4 poles to a stone; thence N 73-1/4 deg. W 26-1/4 poles to a Water Gap; thence with a ravine S 21 deg.W 40 poles; thence S 34 deg. W 2 poles to the center of a road culvert; thence continuing with the said ravine S 25-1/4 deg. W 26 poles to the center of a bridge on the County Road; thence S 24-1/4 deg. W 31 poles to an ash near the top of a hill; thence with the line of a pailing fence S 6

deg. W 8.6 poles to a walnut; thence S 2 1/2 deg. E 30 poles to a stake near two hickorys in W. O. Shiver's old line; thence with Shiver's line E 31 poles to a beech being the southwest corner of a tract of land conveyed to Wm. Luton by deed from J. B. Luton; thence with the line of the J. C. Byrnes tract E 58 poles to a beech; thence N 20 deg. E 16 poles to a stake; thence N 1 deg. E 16 poles to a stake; thence S 80 deg. E 1 pole to the beginning, containing 77-1/2 acres more or less.

Being the same property conveyed to Lester B. Armistead by deed filed for record as Instrument No. 20040428-0048463, Register's Office for Davidson County, Tennessee.

INCLUDED in the above descriptions but **EXCLUDED** from this conveyance are 4 tracts conveyed from the above tracts, described as follows:

1, A tract conveyed to B. M. Luton by deed of record in Book 329, Page 266, Register's Office for Davidson County, Tennessee described as follows:

Land in the 20th Civil District of Davidson County, Tennessee, said land bounded and described as follows: Beginning in the center of Henderson Division of the Louisville and Nashville Railroad and running N 60 deg. W 31 poles to a culvert in said railroad in B. M. Luton's south boundary line; thence N 21 deg. E 49 poles and 18 links with meanders of drean or ditch to a Water Gate; thence S 73 deg. E with B. M. Luton's line to a stone; thence S 15 deg. W 55 poles to the beginning, containing 9-1/2 acres, more or less.

2. A tract conveyed to James Patton by deed of record in Book 869, page 120, Register's Office for Davidson County, Tennessee, described as follows: Land in the 10th Civil District situated about 4 miles north of Goodlettsville, Tennessee on Mansker's Creek, beginning at a point in the southwest corner of S. D. Patton's land and running with his line northerly 525 feet to J. E. Polk's line; thence westerly 435 feet to the east bank of said creek; thence in a southerly direction with the said east bank of Mansker's Creek 600 feet to a point in said Luton's line near a walnut tree; thence easterly in a straight line, 514 feet to the beginning, containing about 5-1/2 acres more or less.

3. A tract conveyed to Alan B. Wooten by deed recorded as instrument No. 20040720-0086609 in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a hackberry tree, a westerly corner of the Allen B. Wooten property of record in Instrument Number 20010323028005, Register's Office for Davidson County, Tennessee, the most eastern corner of this tract; thence along the line with Allen B. Wooten, South 19 deg. 59' 38" West 269.15 feet to a new iron pin; thence along a new line North 02 deg 45' 53" East 304.17 feet to a new iron pin; thence continuing along a new line, North 18 deg 16' 25" West 339.11 feet to a new iron pin; thence continuing along a new line, North 32 deg 01' 37" East 93.99 feet to a new iron pin in the westerly line of the Allen B. Wooten property of record in Instrument Number 20010323028005, Register's Office for Davidson County, Tennessee; thence along the line with Allen B. Wooten, South 16 deg. 28' 29" East 471.96 feet to the beginning, containing 38486 square feet or 0.884 acres, more or less, as surveyed by Burnes and Associates, Inc, Tennessee License No. 1053, dated 7/2/2004.

4. A tract of land conveyed to Michael S. Armistead, a married man, by deed filed for record as Instrument Number 20090526-0047665, Register's Office for Davidson County, Tennessee, described according to a survey dated March 6, 1998, by Mike Burns, Registered Land Surveyor, License No. 1053, as follows:

Beginning at an iron pin in the northern margin of Old Dickerson Pike, the southeast corner of the B. L. Snoddy property as shown in Deed Book424, page 814, Register's Office for Davidson County, Tennessee, the southwest corner of this tract; thence along the line with Snoddy, North 45 deg. 48' 57" East 225.25 feet to an old iron pin, the southwest corner of the D. Ronald Ingram property as shown in Deed Book 7925, Page 583, Register's Office for Davidson County, Tennessee; thence along the line with Ingram, South 46 deg. 24' 28" East 226.71 feet to an old iron pin; thence along a new line, South 38 deg. 28' 13" West, 49.29 feet to an iron fence post; thence, continuing along a new line, South 49 deg. 47' 32" East 91.89 feet to a new iron pin; thence, continuing along a new line, South 33 deg. 08' 52" West 203.77 feet to a new iron pin in the northerly margin of Old Dickerson Pike, North 44 deg. 17' 02" West 277.99 feet to a point; thence, continuing along the northerly margin of Old Dickerson Pike, North 40 deg. 52' 32" West 91.14 feet to the beginning, containing 1.757 acres, more or less.

According to the records of the Tax Assessor for Davidson County, Tennessee, Tract I now contains 15 3/4 acres and Tract II now contains 65.74 acres.

LIFE ESTATE: LESTER B. ARMISTEAD hereby reserves for himself, for and during his natural lifetime, a life estate in, on and to the real property hereinabove described, including the improvements located thereon and the appurtenances thereto. During his lifetime LESTER B. ARMISTEAD will be solely

responsible for all insurance, taxes, maintenance and upkeep on the said property, keeping all improvements in the same condition as they are in on the date of the execution of this deed. FURTHER, in the event LESTER B. ARMISTEAD, fails to reside on the property and use that property, including all of the acreage contained in the above descriptions and the improvements thereon, as his homeplace, for any reason, for a period of six (6) consecutive months, the life estate reserved for him shall cease and ownership and title to the said property shall be vested in MICHAEL S. ARMISTEAD and wife MICHELLE B. ARMISTEAD, or the survivor of them or the survivor's heirs, per stirpes.

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

WITNESS my hand on the day and date acknowledged below.

"GRANTOR"

LESTER B. ARMISTEAD, UNMARRIED

"GRANTEES"

MICHAEL S. ARMISTEAD

MICHELLE B. ARMISTEAD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared LESTER B. ARMISTEAD, unmarried and MICHAEL S. ARMISTEAD and MICHELLE B. ARMISTEAD,husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 12th day of April, 2011

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

AFFIANT

Sworn to and subscribed before me this the 12th day of April, 2011.

NOTARY PUBLIC

My Commission Expires: August 20, 2013.

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY