This instrument prepared by:
Barbara J. Moss, Attorney
424 Church St., Suite 1300
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20110029663 DEEDQC
Recvd: 05/18/11 16:00 3 pgs
Fees:17.00 Taxes:0.00
20110518-0038163

T.C.A. §67-4-409(a)(4) limits tax on this instrument to the actual consideration given for this conveyance and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary since this instrument is exempt from tax, there being no consideration for this conveyance by quitclaim deed.

QUITCLAIM DEED

OWNERS
Linda Gail Moss
2621 Brick Church Pike
Nashville, TN 37207

&

Kathleen Moore Dynabursky
988 Bates Rd.
Lebanon, TN 37087

SEND TAX BILLS TO
Linda Gail Moss
2621 Brick Church Pike
Nashville, TN 37207

PARCEL ID
060 14 0 022.00

FOR AND IN CONSIDERATION of the sum of Zero ($0.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a reconveyance to Linda Gail Moss and Kathleen Moore Dynabursky, I Linda Gail Moss have this day bargained and sold, and do hereby transfer, convey and quitclaim to Christina Norris, Trustee, her successors and assigns, all my right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

Located in the 12th, formerly the 21st Civil District of Davidson County, described as follows:

Situated on the east side of Brick Church Turnpike, beginning in the center of said Pike at the end of a stone wall, the northwest corner of the tract conveyed to C. W. Hines, by deed of record in Book 117, Page 17, Register's Office for said County; thence in a southerly direction with the center of said pike 13.2 poles to the end of a fence; thence north 57 degrees East 14 poles to an angle in fence; thence North 77 degrees East 5.4 poles to a post; thence North 65-1/2 degrees East 15.88 poles to the corner of a stone wall; thence North 1/4 degree East 17.4 poles to the end of stone wall; thence South 77-1/2 degrees West 27 poles to the angle of a fence; thence South 55-3/4 degrees West 18.72 poles to the beginning, containing 4 acres, more or less.

Being the same property conveyed by Joy P. Moss to Joy P Moss and Linda Gail Moss, as joint tenants with right of survivorship, by Quitclaim Deed recorded in instrument number 20070411-0043059, Register's Office for Davidson County. Joy P. Moss died on April 1, 2008, and Linda Gail Moss acquired title by right of survivorship.

THERE IS INCLUDED IN THIS DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM THAT PORTION OF PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, FOR WIDENING BRICK CHURCH PIKE.

This is improved property known as 2621 Brick Church Pike, Nashville, Tennessee 37207.

And now, I Christina Norris, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey unto Linda Gail Moss, a conditional life estate in the above described real property, to continue so long as (1) she resides in the house located at this property and so long as (2) she does not default, and fail to cure such default within 60 days, on a Line of Credit with Regions Bank represented by a Deed of Trust recorded in instrument number 20080521-0052145, Register's Office for Davidson County, and so long as (3) she complies with the terms of a settlement agreement she signed on March 30, 2011 in Estate of Joy Moss, 08P-677, including timely paying all property taxes for 2621 Brick Church Pike and maintaining insurance on the property for its full market value. Ms. Moss's failure to comply with any of these three (3)

conditions will cause a forfeiture by Linda Gail Moss of the life estate interest.

Further, I hereby quitclaim and convey the fee simple remainder interest in the above-described property over to Linda Gail Moss and Kathleen Moore Dynabursky, in equal shares as tenants in common, and to their heirs and assigns, the same property described and set forth above; provided, however, that the one-half (1/2) remainder interest of Linda Gail Moss is solely subject to the Line of Credit with Regions Bank described above, and said property is conveyed subject to the limitations, restrictions and encumbrances as above set forth.

WITNESS my hand this 11 day of May 2011.

Linda Gail Moss
LINDA GAIL MOSS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 11th day of May 2011.

JOHN E. CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John E. Clemmons
NOTARY PUBLIC
Expires 5/6/2013

Christina Norris
CHRISTINA NORRIS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 18 day of May 2011.

SHARON H. GIBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Sharon H. Gibbs
My Commission Expires November 7, 2011
STATE OF TENNESSEE

Sharon H Gibbs
NOTARY PUBLIC