BILL GARRETT, Davidson County
Trans:T20110046864 DEEDQC
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Fees:17.00 Taxes:0.00
20110802-0059200

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Valerie R. Blackburn, et. al. 111 Riner Drive Old Hickory, TN 37138	Same as New Owner	Map 53.08 Parcel 47.00

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between JOHN DAVID RION, a single man, hereinafter referred to as the "GRANTOR", and TERRI R. PROVOST, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOHN DAVID RION, the GRANTOR, has this day bargained, sold and quitclaimed unto TERRI R. PROVOST, the GRANTEE, her heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, being a one third (1/3) undivided interest, said property being described according to a survey dated August 21, 2002, by Mark D. Devendorf, Registered Land Surveyor, License No. 1743 as follows:

> Beginning at an iron pin in the northeasterly margin of Lakeshore Drive a/k/a Pitts Ave., in the city of Old Hickory, TN, a corner to the property conveyed to Vallie Brown by deed of record in Book 1490, Page 143, Register's Office for Davidson County, Tennessee; thence, with said margin of Lakeshore Drive,

N 45 deg. 15' 54" W 110.37 feet to an iron pin; thence leaving Lakeshore Drive, N 44 deg. 35' 58" E 451.34 feet to an iron pin in the margin of Cumberland River/Old Hickory Lake; thence, with said margin S 37 deg. 22' 11" E 212.84 feet to an iron pin; thence, leaving the margin of Cumberland River/Old Hickory Lake with an alley, S 45 deg. 05' 15" W 282.94 feet to an iron pin; thence, with the northeasterly line of Vallie Brown, N 45 deg. 02' 54" W 96.36 feet to an iron pin; thence continuing with the line of Vallie Brown, S 45 deg. 15' 52" W 139.54 feet to the point of beginning, containing 1.79 acres, more or less.

Being the same property conveyed to Alma C. Rion by deed of record in Book 2037, Page 526, Register's Office for Davidson County, Tennessee. Alma C. Rion died on June 7, 2001, leaving a Last Will and Testament dated November 17, 1994, filed for record as instrument no. 20010725-0078782 which vests ownership and title to the said property in Valerie R. Blackburn, Terri R. Provost and John David Rion, as tenants in common, each owning a one third (1/3) undivided interest, but subject to a life estate reserved for Jimmy Dale Rion. Jimmy Dale Rion died on July 8, 2007which extinguished his life estate. Therefore, with this conveyance, ownership and title to the said property is vested in Valerie R. Blackburn, a one third (1/3) undivided interest and in Terri R. Provost, a two thirds (2/3) undivided interest, as tenants in common.

The mailing address for the said property is 2411 Lakeshore Drive, Old Hickory, Tennessee, 37138.

Said property is conveyed subject to such limitations, restrictions and

encumbrances as may effect the premises.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this the 1st day of August, 2011.

JOHN DAVID RION

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand and official seal this the 2nd day of August, 2011.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS
NOTARY PUBLIC
OF
TENNESSEE
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 2nd day of August, 2011.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

