QuitClaim Deed, *Reserving a Life Estate*

The actual consideration or value for this transfer is $ -0-

Linda Keeton
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 20th day of SEPTEMBER, 2011.

NOTARY PUBLIC
My Commission Expires: 3/3/2014

JIMMY H. WATSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110058470 DEEDQC
Recvd: 09/20/11 15:33 2 pgs
Fees:12.00 Taxes:0.00

20110920-0072920

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 2217 Old Hickory Bvd. Old Hickory, TN. 371138; (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Mary Lou Baird, *L.E.* & Linda Sue Keeton Wanda Faye McClanahan Douglas Baird, Jr. 3034 Lakeshore Drive Old Hickory, Tennessee 37138	New Owner	053-12-0 / 171.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my children, Linda Sue Baird Keeton, Wanda Faye Grandstaff McClanahan, and Douglas Baird, Jr., and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **MARY LOU BAIRD**, un-married, the GRANTOR herein, reserving for Myself a ***Life Estate*** in the property conveyed herein, by these presents do transfer, QuitClaim and convey unto:

LINDA SUE BAIRD KEETON , and **WANDA FAYE GRANDSTAFF MCCLANAHAN and DOUGLAS BAIRD, JR.**, the GRANTEES herein, their heirs and assigns, all my right title and interest in, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, TN., being the Northwest part of Lot No. 6 of Section 2 of the Map of Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property as of record in Book 843, page 56, Register's Office for Davidson County, TN., and described as follows:

Beginning at the common corner of Lots Nos. 5 and 6 in the center line of Lakeshore Drive, formerly Pitts Ave; thence Southerly alnog the line between Lots Nos. 5 and 6 358.4 feet; thence Easterly 90.3 feet to the Southwest corner of the land conveyed to Aubray Cassetty, by deed from Laura Cassetty and husband, of record in Book 954, page410, said Register's Office; thence along Aubray Cassetty's West line, North 360 feet to the centerline of Lakeshore Drive; thence with the line of the same, Westerly 75 feet to the point of beginning.

Being all the same property conveyed to Henry D. Baird, and wife Mary Lou Baird, by Deed from Paul Sweeton and wife Nettie T. Sweeton, dated December 15, 1959 and of record in Book 2997, page 252, Register's Office for Davidson County, Tennessee. The said Henry D. Baird having since died 5/24/1967, leaving Mary Lou Baird as the surviving tenant by the entirety.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

Real Property Taxes for the year 2011,
Deed of trust dated 9/20/2011 payable to Randy McClanahan

This is improved property known as: 3034 Lakeshore Drive, Old Hickory, TN 37138.

Witness my hand this 20th day of SEPTEMBER, 2011.

Mary Lou Baird by Linda Sue Baird Keeton
MARY LOU BAIRD
by Linda Sue Baird Keeton, her Attorney in-fact

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

I, **LINDA SUE BAIRD KEETON**, Attorney in fact for **MARY LOU BAIRD**, First being duly sworn, make oath that the authority granted to me by Power of Attorney of record in Book / page:
Instrument # 20110920-0072918, Register's Office for Davidson County, TN. has not been revoked, and I have not received any notice of revocation either written or oral.

Linda Sue Baird Keeton
LINDA SUE BAIRD KEETON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } T.C.A. 66-22-107(c)

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared **LINDA SUE BAIRD KEETON**, to me known, (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **MARY LOU BAIRD** and acknowledged that such person executed the same as the free act and deed of the said **MARY LOU BAIRD**.

Subscribed and sworn to before me, this the 20th day of September, 2011.

JIMMY H. WATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3/3/2014