BILL GARRETT, Davidson County
Trans:T20110079029 DEEDQC
Recvd: 12/14/11 10:18 2 pgs
Fees:12.00 Taxes:0.00

20111214-0097232

RETURN TO
PIONEER TITLE AGENCY, INC.
513 GEORGIA AVENUE
CHATTANOOGA, TN. 37403

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Danny K. Daniel (NAME)	SAME (NAME)	118-04-236
PO Box 4324 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
CHATTANOOGA TN 37405 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

PTA 11-114(e)

QUITCLAIM DEED
(with reservation of Life Estate and
Right of First Refusal)

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, MARIE M. MARSHALL (herein "Grantor") hereby reserving unto herself a Life Estate for and during the period of her natural life with the remainder upon her death unto the Grantee, do hereby sell, transfer and convey and forever quit claim unto DANIEL K. DANIEL (herein "Grantee") all the right, title, and interest I have in and to the following described real estate located in Davidson County, Tennessee:

All that tract of land lying and being in Davidson County, TN, being Lot One Hundred Forty (140), Grandview Heights Subdivision, recorded in Book 161, Pages 14 and 15, in the Register's Office of Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said lot.

The source of Grantor's interest is found in Deed recorded as Instrument No. 20111214-0097231, in the Register's Office of Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

RIGHT OF FIRST REFUSAL: The Grantor hereby reserves unto herself for and during the period of her Life Estate a Right of First Refusal to purchase the interest herein conveyed unto the Grantee if at any time the Grantee shall receive a bona fide offer from any person, persons, organization or organizations (herein "Offer") to purchase in whole or in part, the property herein conveyed, upon the same terms and conditions as set forth in said Offer.

WITNESS my hand on this the 29th day of November, 2011.

Marie M. Marshall
MARIE M. MARSHALL

Prepared By
WILLIAM DAVID JONES
ATTORNEY AT LAW
513 Georgia Avenue
CHATTANOOGA,TN 37402

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this the 29th day of NOVEMBER, 2011, before me personally appeared MARIE M. MARSHALL 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 herself, acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal.

Richard T. Weems
Notary Public

My Commission Expires: March 3rd, 2015

RICHARD T. WEEMS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marie M. Marshall
Affiant

Subscribed and sworn to before me on this the 29th day of November, 2011.

Richard T. Weems
Notary Public

My Commission Expires: March 3rd, 2015

RICHARD T. WEEMS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY