THIS INSTRUMENT PREPARED BY
SHARON LINVILLE
ATTORNEY AT LAW
203 EAST MAIN STREET
HARTSVILLE, TN 37074

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVISE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SHARON LINVILLE, ATTORNEY AT LAW, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

JIMMIE CROUCH

TO

DEBORAH TIMMONS

SEND TAX BILLS TO:
204 Cumberland Hills Drive
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20120010929 DEEDQC
Recvd: 02/14/12 09:40 2 pgs
Fees:12.00 Taxes:0.00
20120214-0012783

MAP: 051 CONTROL MAP: 04 PARCEL: 046.00

QUITCLAIM DEED

This instrument made and entered into on this the 2 day of February, 2012, by and between Jimmie Crouch and Deborah Timmons.

WITNESSETH

That for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, Jimmie Crouch, a single person, conveys and quitclaims unto Deborah Timmons, ***subject to her life estate therein***, her heirs and assigns, all of her right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot 67 on the Plan of Stratton Heights, as of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 111.4 feet on the Easterly side of Gibson Drive, and extends back 38.7 feet on the Northerly line and 301.6 feet on the Southerly line, to a dead line in the rear on which it measures 101.9 feet.

Being the same property conveyed to Jimmie Crouch by Warranty Deed from Robbin P. Patterson Leech and wife, Linda Leech, dated January 13, 2003 and of record by Instrument No. 20030115-0006316, Register's Office for Davidson County, Tennessee.

Legal description taken verbatim from previous deed.

In Testimony Whereof, Jimmie Crouch has hereunto set her signature, this the day and date first above written.

Jimmie Crouch
JIMMIE CROUCH

STATE OF TENNESSEE
COUNTY OF TROUSDALE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIMMIE CROUCH, the 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 and official seal at Hartsville, Tennessee, this the 2 day of February, 2012.

DEBORAH BOLTON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

My Commission Expires: **My Commission Expires: September 23, 2014**

Deborah Bolton
NOTARY PUBLIC

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

AFFIANT

Subscribed and sworn to before me this the 2 day of February, 2012.

DEBORAH BOLTON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Commission Expires: **My Commission Expires: September 23, 2014**

Deborah Bolton
REGISTER OR NOTARY PUBLIC