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 N. CROUCH

TO

DEBORAH TIMMONS

BILL GARRETT, Davidson County
Trans:T20120010929 DEEDQC
Recvd: 02/14/12 09:40 2 pgs
Fees:12.00 Taxes:0.00
20120214-0012785

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

MAP: 061 CONTROL MAP: 07 PARCEL: 195.00

QUITCLAIM DEED

This instrument made and entered into on this the 2 day of February, 2012, by and between Jimmie N. 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 N. 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:

BEING Lot No. 15 and the westerly 20 feet of Lot No. 16 of Block "A" on the Map of Broadmoor, of record in Book 547, page 162, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Plat reference erroneously state in previous deeds.

Being the same property conveyed to Jimmie N. Crouch by Warranty Deed from James E. Swift and wife, Mary Patricia Swift, dated February 27, 2002 and of record by Instrument No. 20020305-0027416, Register's Office for Davidson County, Tennessee.

Legal description taken verbatim from previous deed.

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

Jimmie N. Crouch
JIMMIE N. 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 N. 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.

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

Deborah Bolton
NOTARY PUBLIC

DEBORAH BOLTON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

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 (Gift), 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.

Commission Expires: My Commission Expires: September 23, 2014

Deborah Bolton
REGISTER OR NOTARY PUBLIC

DEBORAH BOLTON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY