ADDRESS NEW OWNERS AND
SEND TAX BILLS:

JOANN S. POWELL
545 Indian Lake Road
Hendersonville, TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
105 - 4 - 0 - 094
105 - 4 - 0 - 095

QUITCLAIM DEED RETAINING A LIFE ESTATE

This instrument is made and entered into this the 5 day of June, 2012, by and between JOANN POWELL, GRANTOR, and JOHN EDWARD POWELL, GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, his heirs, successors and assigns all of GRANTORS' right, title and interest, **but specifically retaining a life estate**, in and to the following described real estate, to wit:

TRACT 1:

LAND in Davidson County, Tennessee, being the easterly 72 feet of Lot No. 14 on the Plan of the Old Fairgrounds, as of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee.

BEGINNING at the northwest corner of North Hill Street and Lewis Street, formerly East Hill Street; thence with the northerly margin of North Hill Street, westerly 72 feet to the southeast corner of A. Minty Jones' lot; thence with the easterly line of said lot, northerly 160 feet to the southerly margin of an alley; thence with said alley, eastwardly to the westerly margin of Lewis Street, formerly East Hill Street; thence with the westerly margin of said street, southerly 161.4 feet, more or less to the point of beginning.

BEING the same property conveyed to Joe F. Powell by deed recorded December 30, 2003 in Instrument No. 20031230-0183831, Register's Office for Davidson County, Tennessee. Joe F. Powell having since died, leaving said property to Joann Powell by Last Will and Testament recorded of record in Instrument No. 20110323-0022418, said Register's Office.

TRACT 2:

LAND in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 14 on the Plan of the Subdivision of the Old Fairgrounds, as of record in Book 21, Page 116. Register's Office for said County.

TIMOTHY D. FERGUSON
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365 WEST MAIN STREET
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BILL GARRETT, Davidson County
Trans:T20120042262 DEEDQC
Recvd: 06/07/12 15:04 2 pgs
Fees:12.00 Taxes:0.00
20120607-0049978

SAID part of Lot No. 14 fronts 50 feet on the northerly side of Stanley, formerly North Hill Street, and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Joe F. Powell by deed recorded December 30, 2003 in Instrument No. 20031230-0183832, Register's Office for Davidson County, Tennessee. Joe F. Powell having since died, leaving said property to Joann Powell by Last Will and Testament recorded of record in Instrument No. 20110323-0022418, said Register's Office.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is unimproved property on North Hill Street, Nashville, Tennessee 37210.

Executed on the date first above written.

Joann S. Powell
JOANN POWELL

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOANN POWELL, the within named 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 seal at office this 5 day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 8/10/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Joann S. Powell
AFFIANT

Subscribed and sworn to before me, this the 5 day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 8/10/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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