THIS INSTRUMENT PREPARED BY:

Martha C. Child, Attorney at Law
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is -0-.

Deborah Powell
Affiant

Subscribed and sworn to before me this the 1 day of NOVEMBER 2012.

Martha C. Child
Notary Public
My Commission Expires 2-6-2013

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 6 2013

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
Deborah Powell and Teresa M. Green 2712 Live Oak Road Nashville, TN 37211	Same	6D-W8-47770 119-10 185.00

For and in Consideration of $10.00 cash in hand, Ralph S. Martin and wife Freeda Kathleen Martin, aka Kathleen R. Martin, by these presents do hereby quitclaim and convey unto Deborah Powell and Teresa M. Green as tenants in common, their successors and assigns, with each Deborah Powell and Teresa M. Green receiving a one-half undivided interest in the hereinbelow described property:

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Mashburn Heights Subdivision, of record in Book 1835, page 1, Register's office for said County.

Said Lot No. 38 fronts 72 feet on the east side of Live Oak Road and runs back between parallel lines 177.5 feet to a dead line.

Being the same property conveyed Ralph S. Martin and wife, Kathleen R. Martin by Warranty Deed from Harold G. Dixon and wife, Mary B. Dixon, of record in Book 3642, Page 82, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the retention of a life estate in the property by the grantors.

Said conveyance is subject to any and all indebtedness thereon.

Said property is conveyed subject to such limitation, restrictions, and encumbrances as my affect the premises.

This is improved property known as: 2712 Live Oak Road, Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20120085884 DEEDQC
Recvd: 11/09/12 10:49 2 pgs
Fees:12.00 Taxes:0.00

20121109-0103706

Witness our hands this the 1 day of November, 2012.

Ralph S. Martin

Ralph S. Martin

Kathleen R. Martin

Kathleen R. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Ralph S. Martin and wife, Kathleen R. Martin, the within name bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands and official seal at Nashville, Tennessee, this the 1st day of November, 2012.

My Commission Expires:

3-4-2013

Martha C. Child

Notary Public

MARTHA CHILD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013