BILL GARRETT, Davidson County
Trans:T20130057970 DEEDQC
Recvd: 07/08/13 15:26 2 pgs
Fees:12.00 Taxes:0.00
20130708-0070440

**Record and Return Mail To:**
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
5141 Virginia Way, Suite 220
Brentwood, TN 37027

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

| Address of Owner: | Send Tax Bills To: | Map and Parcel No. |
|---|---|---|
| Frankie B. Ledbetter | Same | Map 25 14 |
| 213 Dry Creek Road | | Parcel 003.00 |
| Goodlettsville, TN 37072 | | |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Frankie B. Ledbetter (a/k/a Frankie Behne Ledbetter)** ("Grantor") hereby quitclaims, conveys and transfers unto **James J. Behne, Jr.** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows, reserving a life estate and a general power of appointment to herself in which she is able to appoint the property in whole or in part to herself and/or her estate or any trust created by her or her estate including the power to encumber, mortgage, sell or transfer the property without the permission of the remainder beneficiaries.

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Solitude Acres, Part I, Section 2, of record in Book 3842, page 24,] Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 32 fronts 140 feet on the northerly side of Dry Creek Road and runs back between lines 300 feet on the easterly line and 303.2 feet on a broken line on the west to a dead line in the rear upon which it measures 115 feet.

Being the same property conveyed to **Billy G. Ledbetter and wife, Frankie B. Ledbetter** by Warranty Deed from **Gary S. Binkley and wife, Karron M. Binkley**, dated July 1, 1987, of record in Book 7286, Page 371, Register's Office for Davidson County, Tennessee. **Billy B. Ledbetter** died on November 25, 1994, resulting in the property vesting in **Frankie B. Ledbetter** as surviving tenant by the entirety.

This is improved property known as **213 Dry Creek Road, Goodlettsville, TN 37072.**

**IN WITNESS WHEREOF**, the Grantor hereby affixes her signature on this the 1st day of July, 2013.

Frankie B Ledbetter
**Frankie B. Ledbetter**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Frankie B. Ledbetter** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2013.

Viola R. Jontz
Notary Public

VIOLA R. JONTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Frankie B Ledbetter
Affiant

Sworn to and subscribed to before me, this the 1st day of July, 2013.

Viola R. Jontz
Notary Public

My Commission Expires:
March 3, 2015

VIOLA R. JONTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY