QUITCLAIM DEED BOOK 5064 PAGE 225

NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL
J. W. Edwards, et ux 3249 Spears Road Nashville, Tenn.	Lomas & Nettleton Virginia Beach, Virginia	Map 50-14 Par. 97

FOR AND IN CONSIDERATION of love and affection, and for the express purpose of making a re-conveyance to J. W. Edwards and wife, Nona Mai Edwards, I, William Howard Edwards, by these presents do hereby quitclaim and convey my life estate interest in the hereinafter described property as retained by me in instrument of record in Book 4796, page 925, RODC., Tennessee, and I, Willie Mai Miller, do hereby quitclaim and convey my fee simple remainder interest as shown of record in Book 4796, page 925, RODC, Tennessee, unto Robert L. Jackson, Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 405, on the Plan of Parkwood Estates, Section II, as of record in Book 3300, page 5, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot. 03312 MISC 8* 6.00 * 6.00
>
> Being the same property conveyed to William Howard Edwards, by deed from Charles E. Stephens and wife, Barbara Ruth Gibson Stephens, of record in Book 4689, page 707, RODC, Tennessee, and being the same property conveyed to Willie Mai Miller, with life estate retained, by deed from William Howard Edwards, of record in Book 4796, page 925, RODC, Tennessee.
>
> William Howard Edwards shall continue to make the mortgage payments, and when the mortgage is paid in full, the payment of taxes and insurance shall be assumed by J. W. Edwards and wife, Nona Mai Edwards, during the time they hold said property.

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

And now, I, the said Robert L. Jackson, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey a life estate unto J. W. Edwards and wife, Nona Mai Edwards, for and during their natural lives, and upon their deaths, fee simple absolute title shall vest in William Howard Edwards, Jr. and Pamela Elicia Edwards, as tenants in common, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of August, 1976.

William Howard Edwards
WILLIAM HOWARD EDWARDS

Mrs Willie Mai Miller
WILLIE MAI MILLER

J. W. Edwards
J. W. EDWARDS

Nona Mai Edwards
NONA MAI EDWARDS

Robert L. Jackson TRUSTEE

THIS INSTRUMENT PREPARED BY:

Robert L. Jackson
Attorney at Law
216 3rd Ave., N.
Nashville, Tenn. 37201
mail

* * * *

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 William Howard Edwards and Willie Mai Miller, J. W. Edwards and wife, Nona Mai Edwards, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 1976.

Susan Rosso
NOTARY PUBLIC

SUSAN ROSSO NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My C.E. 2/14/79

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 Robert L. Jackson, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 1976.

NOTARY PUBLIC

My C.E. 2/14/79

* * * *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

William Howard Edwards
Affiant

Sworn to and subscribed before me this 30th day of August, 1976.

NOTARY PUBLIC

My C.E. 2/14/79

D 65883

IDENTIF REFERENCE

AUG 31 3 12 PM '76

REGISTER
DAVIDSON COUNTY, TENN.