Prepared by:
THE LAW OFFICE OF
GEORGE H. THOMPSON, III
112 Stahlman Building
Nashville, Tennessee 37201

6855 03/29 0101 01CASH 6.00

ADDRESS OF NEW OWNER:
David L. Simmons
812 Halcyon Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
SAME

MAP 105-5
Parcel 1.01

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration), I TOMMIE MAI SIMMONS, a widow, for the purpose of conveying all my rights, title and interest, being a life estate, in said property described below, to my son, DAVID L. SIMMONS, by these presents do hereby quitclaim and convey unto the said DAVID L. SIMMONS, my life estate rights, title and interests in my property, situated in Davidson County, Tennessee particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Geo. I. Waddey's Re-Subdivision of Lot No. 28, O. B. Hayes' Rokeby Addition, as of record in Book 421, Page 141, Register's Office for said County.

SAID Lot No. 11 front 50 feet on the easternly side of Villa Place or Street and runs back between parallel line 152½ feet to an alley.

BEING the same property conveyed to Tommie Mai Simmons, a widow, by deed from Nick Stuart and wife, Mattie Stuart, of record in Book 2104, Page 330, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jennette Saunders by Tommie Mai Simmons, a widow, while reserving a life in said property, of record in Book 4349, Page 158, Register's Office for Davidson County, Tennessee.

This is improved property known as 1216 Villa Place, Nashville, Tennessee..

SAID property is conveyed subject to such limitation, restrictions and as may affect the said premises.

Further should my son proceeds me in death, the property shall revert to me.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 7th day of August, 1989.

Mrs Tommie Mai Simmons
TOMMIE MAI SIMMONS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 7th day of August, 1989, before me personally appeared TOMMIE MAI SIMMONS, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Alfred L. Brady
NOTARY PUBLIC

MY COMMISSION EXPIRES
NOVEMBER 12, 1989

BOOK 8075 PAGE 957

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value or the propery or interest in property transferred, whichever is greater, is NO ($0.00) DOLLARS.

David L Simmons
AFFIANT

SUBSCRIBED and SWORN to before me on this the 7th day of August, 1989.

Alfred L Brady
NOTARY PUBLIC
MY COMMISSION EXPIRES
NOVEMBER 12, 1989

14525

IDENTIF. TREFERENCE

MAR 29 12 55 PM '90

DAVIDSON COUNTY T...

RUSH