LIFE ESTATE RESERVED
QUITCLAIM DEED

BOOK 8390 PAGE 12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer, is $ None.

Lee Ella Scruggs
Affiant

Subscribed and sworn to before me this 28 day of June, 1991.
My Commission Expires: My Commission Expires July 23, 1994
Notary Public

Mail

THIS INSTRUMENT PREPARED BY:
MORRIS LEVINE, Atty. at Law, 1119 Stahlman Bldg, Nash., TN 37201

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
Grace S. Ridley 174 Lock Circle Hampton, VA 23669	Same	Map 81-16 Par 455

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy in fee simple, I, LEE ELLA SCRUGGS, a widow, by these presents do hereby quitclaim and convey my interest unto my daughter, GRACE S. RIDLEY, and her heirs and assigns, the following described tract or parcel of land, in Davidson County, Tennessee to-wit:

BEING the south 25 feet of Lot No. 20 and the north 12-1/2 feet of Lot No. 21 on the Map of Thomas Harding's First Addition, as of record in Book 19, page 241, Register's Office for said County.

SAID parts of said lots adjoin and front together 37-1/2 feet on the west side of 12th Avenue North, and runs back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to Berry Scruggs and wife, Lee Ella Scruggs, as to a 3/4 interest, by deed from Grace H. Wright, et al, as of record in Book 1762, page 608, Register's Office for Davidson County, Tennessee; and the other 1/4 interest is in Lee Ella Scruggs as one of the heirs at law of S. L. Howard, deceased. The said Berry Scruggs having since died, vesting title in Lee Ella Scruggs as surviving tenant by the entirety. The said Lee Ella Scruggs has not remarried.
RESERVING unto the Grantor, Lee Ella Scruggs, an estate for life, during her life time, together with the power to mortgage or otherwise encumber, sell, transfer, convey or otherwise dispose of said real property, during her life time, without the joinder of any remainderman.
THIS is Unimproved property, known as:
1031-12th Avenue North, Nashville, Tennessee 37218.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28 day of June, 1991.

Lee Ella Scruggs

27.93.3.

IDENTIFICATION REFERENCE

Jul 2 3 12 PM '91

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 LEE ELLA SCRUGGS, 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 official seal at Nashville, Tennessee, this 28 day of JUNE, 1991.

Notary Public

My Commission Expires: My Commission Expires July 23, 1994

3317 07/02 0101 03CHECK 6.00

114:031