THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

BOOK 9306 PAGE 30

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
Charles R. Bess, et ux 844 Rachel Drive Goodlettsville, TN 37072	Same	Map 71-8 Parcel 300 Fld. Bk. 12DA42355

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between BESSIE R. BESS, unmarried, hereinafter referred to as the "GRANTOR", and CHARLES R. BESS and wife, SARAH A. BESS, hereinafter referred to as the "GRANTEES";

1580 04/08 0101 03CHECK 8.00

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, BESSIE R. BESS, unmarried, the GRANTOR, has this day bargained, sold and quitclaimed unto CHARLES R. BESS and wife, SARAH A. BESS, the GRANTEES, their heirs and assigns, all of her right, title and interest in certain real property in Davidson County, Tennessee, subject to a life estate retained in the GRANTOR, BESSIE R. BESS, for and during her natural lifetime, said real property being described as follows, to-wit:

BEING Lot No. 78 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for said County.

SAID Lot No. 78 fronts 50 feet on the northerly side of Edwards Avenue (also known as Edwin Avenue) and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to E. W. Bess, a/k/a Edward W. Bess, a/k/a E. W. Bess, Sr., and wife, Bessie R. Bess, by deed from Burt Oliphant and husband, Paul M. Oliphant, of record in Book 2012, page 332, Register's Office for Davidson County, Tennessee. The said E. W. Bess, a/k/a Edward W. Bess, a/k/a E. W. Bess, Sr., died intestate on February 21, 1984, at which time, ownership and title to the said property became vested in his widow, Bessie R. Bess, by operation of law.

The GRANTOR, BESSIE R. BESS, specifically retains a life estate in and to the real property hereinabove described, including the improvements thereon and the appurtenances thereto, for and during her natural lifetime, during which time she shall be entitled to the exclusive use and occupancy of the said property and/or all of the rents and profits from same, and she shall be obligated for the payment of all upkeep, maintenance, taxes and insurance on the said property.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 5th day of April, 1994.

GRANTOR:

Bessie Bess
BESSIE R. BESS

GRANTEES:

Charles R. Bess
CHARLES R. BESS

Sarah A Bess
SARAH A. BESS

MAIL ENV

94 APR -8 AM 8:39
REGISTER
DAVIDSON COUNTY, TN

36880
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BESSIE R. BESS, 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 this the 5th day of April 1994.

Vonda K. Hughes
NOTARY PUBLIC

My Commission Expires: 1-25-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared CHARLES R. BESS and SARAH A. BESS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 5th day of April, 1994.

Vonda K. Hughes
NOTARY PUBLIC

My commission expires: 1-25-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Sarah A Bess
AFFIANT

Sworn to and subscribed before me this the 6TH day of April 1994.

Adair Davidson
NOTARY PUBLIC

My Commission Expires: 2-3-98