This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

QUIT CLAIM DEED

mail

New Owner:	Send Tax Bills To:	Map and Parcel:
Claire Biron	Aileen Yates	Map No. 145-3
540 Hamline Avenue	4929 Roselawn Circle	Parcel No. 37
St. Paul, Minnesota 55716	Nashville, Tennessee 37215	

For and in consideration of the sum of Ten and 00/100-------

----------($10.00)----------DOLLARS

and other good and valuable consideration, receipt of which is hereby acknowledged, AILEEN B. YATES, hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto CLAIRE BIRON, hereinafter referred to as Grantee, his successors, heirs and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Roselawn Estates as of record in Book 2900, page 86, Register's Office for said County.

SAID lot fronts 200 feet on the west side of Roselawn Circle and runs back 236.8 feet on the north line and 250.77 feet on the south line to a dead line in the rear on which it measures 200 feet.

BEING the same property conveyed to Harry Yates and wife, Aileen Yates, by deed from Estes-Taylor Company, Inc., of record in Book 3099, page 233, in said Register's Office. Harry Yates and Thomas Harry Yates being one and the same person and having since died with his Last Will and Testament probated at Will Book 153, Page 57, Probate Clerk's Office, Davidson County, Tennessee. Aileen Yates and Aileen B. Yates being one and the same person.

The said grantor, AILEEN B. YATES, reserves unto herself a life estate in said above described property as long as she shall live, with the right to occupy and use said property as her own during her lifetime.

~~To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLAIRE BIRON, his heirs and assigns, forever, except as to the reservation of the life estate as above set forth.~~

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

This is improved property known as 4929 Roselawn Circle, Nashville, Tennessee.

Witness my hand this 14 day of January, 1991.

Aileen B. Yates
AILEEN B. YATES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer it $ -0-.

Aileen B. Yates
Affiant

Subscribed and sworn to before me, this the 14th day of January, 1991.

NOTARY PUBLIC

My Commission Expires:
11/26/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

4433 05/10 0101 01CASH 8.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AILEEN B. YATES, the bargainor, 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 14th day of January, 1991.

Notary Public

My Commission Expires: 11/26/94

48564
IDENTIF. ↑ REFERENCE

94 MAY 10 PM 1:56
FELIX ... REGISTER
DAVIDSON COUNTY, TN.