Box SC A
DTM

This Instrument Prepared By:
Stokes & Bartholomew, P.A. (DTM)
Suite 2800, 424 Church Street
Nashville, Tennessee 37219

BOOK 9656 PG 675

Address New Owner as Follows:	Send Tax Bills To:	Map: 083-06-0 Parcel: 170
Early Howard Martin 2002 Benjamin St. Nashville, TN 37206-1702	Same	

QUITCLAIM DEED

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 life estate in Early Howard Martin, with a reversion in fee simple absolute in Howard Wayne Martin, I, Early Howard Martin, a single man, by these presents do hereby quitclaim and convey unto Carole M. Maxson, Trustee, a resident of Williamson County, Tennessee, her successors and assigns, the following described tract or parcel of land, located in Davidson County, Tennessee, to-wit:

Being the easterly one-half of Lot No. 4 on the Map of Sneed and Hamilton's Subdivision of Lots 2, 3, 7, 8, 9, 10, 15, 16, 17, and 18 First Subdivision of Brownsville, as of record in Book 161, page 149, Register's Office for said County.

Said easterly one-half of Lot No. 4 fronts 50 feet on the south side of Locke Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Early H. Martin (being one and the same person as Early Howard Martin) and wife, Marguerite Martin, by General Warranty Deed, dated July 11, 1958, from William Tilden Hudson, Jr. and wife, Clara E. Hudson, of record in Book 2796, page 313, said Register's Office. The said Marguerite Martin having died on December 29, 1990.

This is improved property, known as 2002 Benjamin St., Nashville, Tennessee 37206-1702.

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

And now, I, the said Carole M. Maxson, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Early Howard Martin, for life, then to Howard Wayne Martin, his 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.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 26th day of April, 1995.

Early Howard Martin
EARLY HOWARD MARTIN

Carole M. Maxson, Trustee
CAROLE M. MAXSON, Trustee

BOOK 9656 PG 678

STATE OF TENNESSEE)
COUNTY OF [illegible])

Personally appeared before me, the undersigned, a Notary Public of said county and state, EARLY HOWARD MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 1995.

Notary Public

My Commission Expires:
5/23/95

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said county and state, CAROLE M. MAXSON, Trustee, 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, at office, this 26th day of April, 1995.

Notary Public

My Commission Expires:
[illegible]

3132 04/27 0101 030CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF [illegible])

The actual consideration for this transfer is $0.00.

Carole M. Maxson
Affiant

Subscribed and sworn to before me, this
26th day of April, 1995.

Affiant

My Commission Expires:
[illegible]

C:\wpfiles\martin.qcd

55456
IDENTIF. & REFERENCE

95 APR 27 PM 3:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.