Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

BOOK 10137 PG 780

ADDRESS OF NEW OWNER:
Beatrice S. Todd and
Thomas B. Spell and wife,
Eleanor M. Spell
1509 Ashwood Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
SAME

MAP: 104-16
Parcel 346
22W 10015

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration), for the express purpose of making a re-conveyance to create a life estate in Beatrice S. Todd, with remainder interest in her son-in-law and daughter, Thomas B. Spell and wife, Eleanor M. Spell, I **BEATRICE S. TODD**, a widow, by these presents do hereby quitclaim and convey unto **MONICA D. EDWARDS, TRUSTEE**, her successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> ***BEING*** *the easterly half of Lot No. 34 on the Belmont Land Company's Plan, Called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said County.*
>
> ***SAID*** *part of Lot No. 34 fronts 50 feet on the southerly side of Ashwood Avenue, and extends back between parallel lines 160 feet to an alley.*
>
> ***BEING*** *the same property conveyed to Ellis W. Todd and wife, Beatrice S. Todd, by deed from O.D. Crymes and wife, Mattie Crymes, of record in Book 3577, Page 249, Register's Office for Davidson County, Tennessee. The said Ellis W. Todd having since died.*

This is improved property known as 1509 Ashwood Avenue, North, Nashville, Tennessee 37204.

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

AND now, I, the said MONICA D. EDWARDS, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **BEATRICS S. TODD**, a life estate, with remainder interest to **THOMAS B. SPELL and wife, ELEANOR M. SPELL**, upon the death of Beatrice S. Todd, their 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 July, 1996.

Beatrice S. Todd
BEATRICE S. TODD

Monica D. Edwards
MONICA D. EDWARDS, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 26th day of July, 1996, before me personally appeared **BEATRICE S. TODD,** 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.

NOTARY PUBLIC My Commission Expires: March 25, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

0975 07/30 0101 03CHECK 8-00

On this the 26th day of July, 1996, before me personally appeared **MONICA D. EDWARDS, TRUSTEE,** 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.

NOTARY PUBLIC My Commission Expires: March 25, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($0.00) DOLLARS.**

AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 26th day of July, 1996.

NOTARY PUBLIC My Commission Expires: March 25, 2000

96 JUL 30 PM 2:55
FELIX E. [illegible] REGIST
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. ↑ REFERENC

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