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IDENTIF. ↑ REFERENCE

PICK-UP

BOOK 10242 PG 486

96 OCT 30 PM 1:56

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

ADDRESSOF NEW OWNER:
Matilda Bullock Scruggs
& Adrienne Green
1105 West Grove Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
SAME

MAP: 105-09
Parcel 178
16W 16325

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 Matilda Bullock Scruggs, with remainder rights, title and interest to Adrienne Green, I, **MATILDA BULLOCK SCRUGGS,** a single individual, by these presents do hereby quitclaim and convey unto DONNA BARNES, TRUSTEE, her successors and assigns, all my rights, title and interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

***LAND** in Davidson County, Tennessee, being lot No. 38 on the Plan of A.B. Hill's Subdivision of the Plant of Lands, as of record in Book 332, Page 65, Register's Office for said County.*

***SAID** Lot No. 38 fronts 50 feet on the southerly side of West Grove Avenue and extends back between parallel lines 150 feet to an alley.*

***BEING** the same property conveyed to Clifford Scruggs and wife, Matilda Bullock Scruggs, by deed from Pyramid Property Company, of record in Book 2740, Page 227, Register's Office for Davidson County, Tennessee. AND being the same property in which all right, title, equity and interest was divested out of Clifford Scruggs and vested in Matilda Scruggs as her sole and separate property, by Final Divorce Decree of record in Minute Book 073C, Page 1239, Office of the Circuit Court Clerk for Davidson County, Tennessee, and being of record in Book 10242, Page 483, Register's Office for Davidson County, Tennessee.*

MATILDA SCRUGGS AND MATILDA BULLOCK SCRUGGS
ARE ONE AND THE SAME PERSON

This is improved property known as 1105 West Grove Avenue, Nashville, Tennessee 37204.

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

AND now, I, the said DONNA BARNES, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **MATILDA BULLOCK SCRUGGS,** a life estate, with remainder rights, title and interest to **ADRIENNE GREEN,** upon the death of Matilda Bullock Scruggs, her heirs, successors, 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 29th day of October, 1996.

Mrs Matilda Bullock Scruggs
MATILDA BULLOCK SCRUGGS

Donna Barnes
DONNA BARNES, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATILDA BULLOCK SCRUGGS,** 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, Davidson County, Tennessee, this 29th day of October, 1996.

Monica M Edwards
NOTARY PUBLIC My Commission Expires: 11/22/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONNA BARNES, TRUSTEE,** bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 29th day of October, 1996.

Monica M Edwards
NOTARY PUBLIC My Commission Expires: 11/22/97

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.**

Donna Barnes
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 29th day of October, 1996.

Monica M Edwards
NOTARY PUBLIC My Commission Expires: 11/22/97

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