BOOK 10765 PG 211

THIS INSTRUMENT PREPARED BY:

ROBERT ORR, JR.
LEVINE, MATTSON, ORR & GERACIOTI
210 Third Avenue, North
P.O. Box 190683
Nashville, Tennessee 37219-0683
(615) 244-4944

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.00

No consideration; love and affection only

Senie C. Todd
Affiant

Subscribed and sworn to before me this 22nd day of JANUARY, 1998.

Notary Public

My Commission Expires: 9-23-2000

0392381
IDENTIF. ↑ REFERENCE

98 JAN 22 PM 12:26
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

PICK-UP

ADDRESS OF OWNER OF LIFE ESTATE:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Senie Campbell Todd 221 East Morton Avenue Nashville, TN 37211	Senie Campbell Todd 221 East Morton Avenue Nashville, TN 37211	119-14 243

QUITCLAIM
~~WARRANTY~~ DEED WITH RETAINED LIFE ESTATE

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION for my children, and for no money, I, Senie Campbell Todd, unmarried widow, by these presents do hereby give and AND QUITCLAIM convey to my children, John Haley Todd and Cynthia Todd Hood, an undivided one-half interest in each, Joint with Right of Survivorship and not in Common, their successors and assigns, all right, title and interest that I may have, except for the retention in myself of a Life Estate, in the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of William Lee's Subdivision of the Roth Property, as of record in Book 1130, Page 67, Register's Office for said county.

Said Lot No. 40 fronts 60 feet on the southerly side of Morton Avenue and runs back between parallel lines 185 feet to the northerly line of Lot "B" in said subdivision, measuring 60 feet thereon.

Being the same property conveyed to John Rollie Todd and wife, Senie Sue Campbell Todd, a/k/a Senie Campbell Todd, by deed from John F. Hunt and wife, Clara Mary Hunt by instrument dated October 31, 1950, of record in Book 1909, Page 355, said Register's Office, said John Rollie Todd having died May 11, 1963.

Conveyance subject to restrictive covenants of record in Book 1300, Page 572, and utility easement and 35-foot building set-back line as shown on Plan in Book 1130, Page 67, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Haley Todd and Cynthia Todd Hood, as Joint Tenants with Right of Survivorship, their heirs and assigns, forever, except for the retained Life Estate. And I do covenant with the said John Haley Todd and Cynthia Todd Hood but I am lawfully seized and possessed of said land in fee simple; I have a good right to convey it, and the same is unencumbered, except for property taxes which remain my responsibility and obligation as Life Tenant.

And I, Senie Campbell Todd, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said John Haley Todd and Cynthia Todd Hood as Joint Tenants with Right of Survivorship, their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 21st day of JANUARY, 1998.

Senie C. Todd
SENIE CAMPBELL TODD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SENIE CAMPBELL TODD, the bargainor, with whom I am personally acquainted (or who 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 21st day of January, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

9-23-2000

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