Instr:200003270030587 Page: 1 OF 3
REC'D FOR REC 03/27/2000 1:55:21PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT PREPARED BY: BILL HODDE, #2268
1994 Gallatin Road, North
Suite 305
Madison, Tennessee 37115
615-859-5588

QUIT CLAIM DEED

1. FROM

WALTER HAROLD ROBERTS, and PATRICIA GAIL ROBERTS,

and

SAMUEL EUGENE GROUT and DOROTHY LEE GROUT

and

WILLIAM W. ROBERTS

2. TO

NICOLE EARLE, Trustee

3. THEN FROM

NICOLE EARLE, Trustee

4. TO

WILLIAM W. ROBERTS FOR HIS LIFETIME AND IN REMAINDER TO SAMUEL EUGENE GROUT and/or DOROTHY LEE GROUT

ADDRESS OF NEW OWNER:

WILLIAM W. ROBERTS
1124 Duncanwood Dr.
Nashville, TN 37204

SEND TAX BILLS TO:

WILLIAM W. ROBERTS
1124 Duncanwood Dr.
Nashville, TN 37204

MAP & PARCEL NO:

131-04-0 160.00

QUIT CLAIM DEED

William W. Roberts by these presents does hereby quit claim, transfer, convey and assign all interest unto the said **SAMUEL EUGENE GROUT and wife, DOROTHY LEE GROUT** their heirs and assigns, reserving a life estate for the said William W. Roberts, in a certain tract of land located in Davidson County, Tennessee.

Mary Anne Roberts died on November 29, 1999 leaving a Last Will and Testament dated November 22, 1995. The will was not admitted to probate because no assets existed under that estate requiring probate of the will.

The property being conveyed is land in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 48 on the Map of Duncanwood, as of record in Book 1424, page 139, said Register's Office.

Said Lot No. 48 fronts 160 feet on the northerly side of Duncanwood Drive as measured around a slight curve, and runs back between lines, 186.8 feet on westerly line and 190.5 feet on the easterly line, to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to William W. Roberts and wife, Mary Anne W. Roberts, by Woodhaven Homes, Incorporated, by deed of record in deed book 1853, page 25, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the restrictions, limitations, and easements set out in an instrument of record in Book 1786, page 178, said Register's Office and also subject to the owner's certificate as set out on the plan of said Subdivision which is of record on Book 1424, page 139, said Register's Office.

This is improved property known as: **1124 Duncanwood Drive, Nashville, Davidson County, Tennessee 37204.**

IN WITNESS WHEREOF, we have hereunto set our hands on this the 27th day of March, 2000.

William W. Roberts
WILLIAM W. ROBERTS, Grantor

Walter Harold Roberts
WALTER HAROLD ROBERTS, Grantor

Patricia Gail Roberts
PATRICIA GAIL ROBERTS, Grantor

Samuel Eugene Grout
SAMUEL EUGENE GROUT, Grantor

Dorothy Lee Grout
DOROTHY LEE GROUT, Grantor

And now, I, the said **NICOLE EARLE**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set, do hereby quit claim and convey unto **WILLIAM W. ROBERTS** for his lifetime and in remainder to **SAMUEL EUGENE GROUT** and wife, **DOROTHY LEE GROUT**, their heirs and assigns all interest conveyed to me.

Nicole Earle
NICOLE EARLE, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William W. Roberts, Walter Harold Roberts, Patricia Gail Roberts, Samuel Grout & Dorothy Lee Grout, a Notary Public in and for said County and State, the within named **WILLIAM W. ROBERTS, WALTER HAROLD ROBERTS, PATRICIA GAIL ROBERTS, SAMUEL GROUT, DOROTHY LEE GROUT**, the Grantors, with whom I am personally acquainted, and who acknowledged that they each executed the within instrument as their free and voluntary act for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of March, 2000.

Missy Gill John
Notary Public

My Commission Expires: 7/26/03.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nicole Earle, a Notary Public in and for said County and State, the within named **NICOLE EARLE**, Trustee, with whom I am personally acquainted, and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of March, 2000.

Notary Public My Commission Expires: 7/26/03.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS LOVE AND AFFECTION AND NO MONETARY CONSIDERATION.

William W. Roberts
WILLIAM W. ROBERTS, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2000.

Notary Public My Commission Expires: 7/26/03.