Instr:200004040033713 Page: 1 OF 3
REC'D FOR REC 04/04/2000 2:22:44PM
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	3. THEN FROM
WALTER HAROLD ROBERTS, and PATRICIA GAIL ROBERTS,	**NICOLE EARLE, Trustee**
and	
SAMUEL EUGENE GROUT and DOROTHY LEE GROUT	
and	
WILLIAM W. ROBERTS	
2. TO	4. TO
NICOLE EARLE, Trustee	**WILLIAM W. ROBERTS FOR HIS LIFETIME AND IN REMAINDER TO WALTER HAROLD ROBERTS and/or PATRICIA GAIL ROBERTS**

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
WILLIAM W. ROBERTS 1124 Duncanwood Dr. Nashville, TN 37204	**WILLIAM W. ROBERTS** 1124 Duncanwood Dr. Nashville, TN 37204	**131-4-160**

QUIT CLAIM DEED

William W. Roberts, Walter Harold Roberts and wife, **Patricia Gail Roberts, Samuel Eugene Grout** and wife, **Dorothy Lee Grout, Heirs at Law of Mary Anne Roberts** do hereby these presents quit claim, transfer and assign all their interest whatsoever unto the said **Walter Harold Roberts** and wife, **Patricia Gail Roberts,** their heirs and assigns, and hereby convey a life estate unto the said **William W. Roberts** a certain tract of land 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. However, it was learned after Mary Anne Roberts death that the home, in which the parties lived, was in fact a home which **Mary Anne Roberts** inherited from **Thelma H. Walker** at the time of her death.

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

> Land in Davidson County, Tennessee, being the westerly part of Lot No. 24 on the map of M.N. Young's Park View Subdivision on Granny White Road, as of record in Book 547, page 173, Register's Office for said county, described as follows:
>
> Beginning at a point on the northerly margin of Frances Avenue, at the southwest corner of a part of Lot No. 24 conveyed to J. Ross Cheshire, Jr., and wife, of record in Book 1715, page 471, said Register's Office; thence with

115 feet to the southeast corner of Lot No. 23 on said plan; thence with the line between said Lots No. 23 & 24, northwardly 164 feet to a point; thence eastwardly 170.5 feet to the northwest corner of said Cheshire property; thence with the western boundary line of said Cheshire property, southwestwardly 171 feet, more or less, to the beginning.

Being the same property conveyed to Harold B. Walker and wife, Thelma H. Walker, by deed of record in Book 1726, page 45, Register's Office for Davidson County, Tennessee. The said Harold B. Walker having since died and the said Thelma H. Walker having died on April 10, 1994, leaving a Last Will and Testament, duly recorded in Book 190, Page 128, in the Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed by Executrix Deed from Mary Anne Roberts, Executrix of the estate of Thelma H. Walker, deceased to Mary Anne Roberts, of record in Deed Book 9643, Page 805.

This is improved property known as: **1100 Frances Avenue, Nashville, Davidson County, Tennessee 37204.**

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

William W. Robert
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 **Walter Harold Roberts** and wife, **Patricia Gail Roberts**, 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.

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.