Prepared By

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Davidson County DEEDQC
Recvd: 02/07/02 15:48 2pgs
Fees:12.00 Taxes:0.00
20020207-0017120

DEED

New Owner	Send Tax Bill To	Map Number
Ernest Lavine Gaines and Joann C. Gaines	Ernest Lavine Gaines and Joann C. Gaines	82-9-31
1310 7th Avenue N.	1310 7th Avenue N.	Parcel Number
Nashville, TN 37208	Nashville, TN 37208	

For, and in consideration of the sum of one dollar($1.00), I, Ruby Lloyd, have this day bargained and sold and do hereby transfer and convey unto Ernest Lavine Gaines and Joann C. Gaines, a life estate in real property described below, for each of their lives, to have and hold, and to occupy during their natural lives, until the survivor perishes. Upon the death of the remaining life tenant, I convey a remainder interests, per stirpes, to Phylllis Evon Crudup, Gwendolyn Melissa Crudup, Tracy Lavine Gaines, Danielle Monique Gaines, Angela Renita Eddie, Ernest Jerome Eddie, Avery Dean Brown, and Trance Danielle Chatham. This quitclaim deed is made this the 6 day of February, 2002, between Ruby Lloyd and the above grantees, for real property at 1310 7th Avenue North, Nashville, Tn 37208 as more specifically described as follows:

Being Lot 21 on the Map of North Nashville Real Estate Company's plan of lots of record in Book 21, page 105, Registrar's Office for said county. Said lot No. 21 fronts 50 feet on the east side of 7th Avenue North and runs back between lines, 173 feet 9 inches on the north line, and 173 feet 3 inches on the south line to an alley in the rear on which it measures 50 feet.

Being the same real property conveyed to Ruby Lloyd by deed from Irene G. Robinson in book 8809, page 801, Register's office of Davidson County, Tennessee.

This conveyance is made subject to the minimum building setback line as show on said subdivision plat.

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

To have and to hold, all and singular the premises, with the appurtenances, unto Ernest Lavine Gaines and Joann C. Gaines, a life estate, and remainder interests to Phyllis Evon Crudup, Gwendolyn Melissa Crudup, Tracy Lavine Gaines, Danielle Monique Gaines, Angela Renita Eddie, Ernest Jerome Eddie, Avery Deon Brown and Tranae Danielle Chatman.

In witness whereof, Ruby Lloyd, has hereunto this day and year as set forth above.

Ruby Lloyd

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, DAVID B. LYONS, a Notary Public in and for said County and State, the within named Ruby Lloyd, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 6 day of February, 2002.

NOTARY PUBLIC

DAVID B. LYONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires:

5/29/2004

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value whichever is greater, for this transfer is $ 1.00.

Affiant

Sworn to and subscribed before me, this the 6 day of Feb., 2002.

My Commission Expires:
5/29/2004

Notary Public

DAVID B. LYONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.