Prepared by:
Monica D. Edwards, Esq.
1130 8th Avenue, South
Nashville, Tennessee 37203

Davidson County DEEDQC
Recvd: 01/08/03 10:59 2pgs
Fees:12.00 Taxes:0.00
20030108-0003269

PICK-UP

ADDRESS OF NEW OWNERS:
Florence Virginia Christon
and Donna M. Christon
2010 10th Avenue, North
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

MAP: 081-07
Par. 134
02W 13515

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration and for the purpose of transfering all remainder rights, title and interest in my property to my daughter, Donna M. Christon, while reserving a life estate interest in myself, I, FLORENCE VIRGINIA CHRISTON, (a widow), do hereby quitclaim and convey unto my daughter, DONNA M. CHRISTON, all of my remainder rights, title and interests in my property being the following described tract or parcel of land located in Davidson County, Tennessee while expressly reserving a life estate in myself, which land is described as follows to wit:

> ***BEING*** *the southerly 39-1/2 feet of the northerly 98-3/4 feet of Lot No. 3 in Holt's unrecorded Subdivision of Lots No. 8 and 11 in Owen's Buena Vista Plan, the original plan of which is of record in Book 15, Pages 10 and 11, Register's Office for said County.*
>
> ***SAID*** *part of Lot No. 3 fronts 39-1/2 feet on the easterly side of 10th Avenue North, formerly Crooked Street, and runs back between parallel lines 129 feet, more or less, to an alley, the northerly line of this lot being 323-1/2 feet southerly from the southerly margin of Cass Street.*
>
> ***BEING*** *the same property conveyed to Joseph W. Christon and wife, Florence Virginia Christon, by deed from Robert L. Oakley and wife, Rose Mae Oakley, of record in Book 3642, Page 628, Register's Office for Davidson County, Tennessee;* ***THE*** *said Joseph W. Christon having since died..*

This is improved property known as 2010 10th Avenue, North, Nashville, Tennessee 37208.

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

IN WITNESS WHEREOF, I have hereunto set my hand, on this 6th day of January, 2003.

Florence Virginia Christon
FLORENCE VIRGINIA CHRISTON

STATE O F TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 6th day of January, 2003, before me personally appeared FLORENCE VIRGINIA CHRISTON, 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.

Monica O. Edwards
NOTARY PUBLIC

My Commission Expires: 07/30/05

STATE O F TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer is NO ($-0-) DOLLARS.

Florence Virginia Christon

SWORN to and ***SUBSCRIBED*** before me on this 6th day of January, 2003.

Monica O. Edwards
NOTARY PUBLIC

My Commission Expires: 07/30/05