THIS INSTRUMENT IS BEING PREPARED BY INFORMATION FURNISHED BY THE PARTIES HERETO AND NO TITLE EXAMINATION WAS REQUESTED OR PERFORMED BY THE PREPARER

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDQC
Recvd: 06/26/03 11:26 2pgs
Fees:12.00 Taxes:0.00
20030626-0088307

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
JAMES T. STANFIELD AND HERMAN RAY STANFIELD, AS TENANTS IN COMMON	MAP 061-12 PARCEL 130
1231 RIVERWOOD DRIVE	
NASHVILLE, TN 37216	
SEND TAX BILLS TO:	
Same	

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 16th DAY OF June 2003.

Marie C. Allen
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 16th DAY OF June, 2003.

Kristie S. Taylor
NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-29-06

NOTARY PUBLIC AT LARGE KRISTIE S. TAYLOR DAVIDSON COUNTY, TENNESSEE

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, INCLUDING LOVE AND AFFECTION, the receipt and sufficiency of which are hereby expressly acknowledged, I, MARIE STANFIELD, A WIDOW, UNMARRIED, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto my sons, JAMES T. STANFIELD AND HERMAN RAY STANFIELD, AS TENANTS IN COMMON, their successors, heirs and assigns, all of my right, title and interest in and to certain real estate in DAVIDSON County, Tennessee, subject to a life estate as set forth below, as follows, to-wit:

BEING Lots Nos. 49 and 50 and the west triangular part of Lot No. 70 on the Map of Eastdale Place, of record in Book 547, pages 29 and 30, Register's Office for said County and described as follows:

Beginning at a point in the north margin of Riverwood Drive at the corner of Lots Nos. 50 and 51; thence with the line between said lots and said line extended, northerly 275 feet, more or less, to the south margin of Plymouth Avenue; thence with the margin of Plymouth Avenue, southwesterly, passing the corner of Lots Nos. 49 and 70, at 136.4 feet, in all 466.4 feet, more or less, to the north margin of Riverwood Drive; thence with the north margin of Riverwood Drive, easterly 384.5 feet more or less, to the point of beginning.

Being the same property conveyed to H.R. STANFIELD, JR., AND WIFE, MARIE STANFIELD, by Warranty Deed from Dan Leech and wife, Mabel F. Leech, of record in Book 1349, page 33, Register's Office for Davidson County, Tennessee. The said H.R. Stanfield, Jr., having since died on Aug 28, 1995, the property vests by operation of law in his surviving spouse, Marie Stanfield, the Grantor herein.

This is improved property known as 1231 Riverwood Drive, Nashville, TN 37216.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including the reservation herein of a life estate by the Grantor for and during her lifetime or as stated below.

This property is being conveyed subject to the following conditions and the signatures of the Grantees below shall constitute acceptance of said conditions:

1. Grantees are to keep up and maintain the improvements during Grantor's lifetime, including maintenance, insurance and payment of all taxes. They are to pay all utilities and pay Grantor's board for life or until she has to move from the property. If certified by three (3) physicians that Grantor cannot live there any longer, or ever again, then and in that event, the herein stated life estate shall terminate and be of no further force and effect.
2. Grantee James T. Stanfield has improved the property by adding a room and has been paying a majority of the items listed in paragraph 1 above for the past ten (10) years. By accepting the herein deed, Grantee James T. Stanfield waives his right to file a any additional claim against the Estate of Marie Stanfield for any items paid for the property or on Grantor's behalf during her lifetime.

WITNESS my hand and seal on this the 16th day of June, 2003.

Marie Stanfield
MARIE STANFIELD

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIE STANFIELD, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, this the 16th day of June, 2003.

KRISTIE S. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

notary public

My commission expires: 07-29-06

KRISTIE S. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE