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

Davidson County DEEDQC
Recvd: 03/10/04 10:05 2pgs
Fees:17.00 Taxes:0.00
20040310-0027401

ADDRESS OF NEW OWNER:
Roger L. Edwards, et ux
and Tenisha Edwards
3229 Hummingbird Drive
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP: 59-13
Parcels 045

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of re-conveying our property to establish a life estate in our tenancy by the entireties, with remainder rights, title and interests in Tenisha Edwards, I, **ROGER L. EDWARDS and wife, IDA L. EDWARDS**, GRANTORS, do hereby quitclaim and convey unto **Deborah Baucom, Trustee**, all of our rights, title and interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **BEING** Lot No. 103 on the Plan of Treppard Heights, Subdivision, Section 7, as of record in Book 2900, Page 13, Register's Office for said County.
>
> **SAID** lot fronts 100 feet on the southeasterly side of Hummingbird Drive and extends back 411.1 feet on the northeasterly line, 395 feet on the southwesterly line to a dead line in the rear on which it measures 138 feet thereon.
>
> **BEING** the same property conveyed to Roger L. Edwards and wife, Ida L. Edwards by deed from Hilliard Fryer and wife, Elsie Ree Fryer, of record in Book 4286, Page 77, Register's Office for Davidson County, Tennessee.

This is improved property known as 3229 Hummingbird Drive, Nashville, TN 37218

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

AND now, I, the said **Deborah Baucom, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **ROGER L. EDWARDS and wife, IDA L. EDWARDS**, for their lives (with survivorship rights to the surviving tenant by the entireties), with all remainder rights, title and interest in **TENISHA EDWARDS**,

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands, on this 6th day of March, 2004.

Roger L. Edwards
ROGER L. EDWARDS

Deborah Baucom, Trustee
DEBORAH BAUCOM, TRUSTEE

Ida L. Edwards
IDA L. EDWARDS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 6th day of March, 2004, before me personally appeared **ROGER L. EDWARDS and wife, IDA L. EDWARDS,** bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Monica L. Edwards My Commission Expires: 07/30/05
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 6th day of March, 2004, before me personally appeared **Deborah Baucom, Trustee**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged execution of the within instrument for the purposes therein contained.

Monica L. Edwards My Commission Expires: 07/30/05
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Ida L. Edwards
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 6th day of March, 2004.

Monica L. Edwards My Commission Expires: 07/30/05
NOTARY PUBLIC