Davidson County DEEDQC
Recvd: 03/10/04 10:05 2pgs
Fees:17.00 Taxes:0.00
20040310-0027402

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

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

SEND TAX BILLS TO:
SAME

MAP: 81-11
Parcels 018

QUITCLAIM DEED

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

> **LAND** in Davidson County, Tennessee, being Lot No. 328 on the Map of J.M., T.J., and G.W. Harding's Plan, as of record in Book 21, Page 80, Register's Office for said County.
>
> **SAID** Lot No. 328 fronts 50 feet on the west side of 22nd Avenue North and runs back between parallel lines 157 feet to an alley.
>
> **BEING** the same property conveyed to Ida L. Edwards by deed from George Teasley and Mrs. Thelma Bowers, of record in Book 3648, Page 341, Register's Office for Davidson County, Tennessee.

This is improved property known as 1729 22nd Avenue, North, Nashville, TN 37208

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 **RALPH EDWARDS**, his 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.

Ida L. Edwards
IDA L. EDWARDS

Deborah Baucom Trustee
DEBORAH BAUCOM, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 6th day of March, 2004, before me personally appeared **IDA L. EDWARDS**, 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 N. Edwards
NOTARY PUBLIC My Commission Expires: 07/30/05

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Roger L. Edwards
AFFIANT

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

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