QUITCLAIM DEED

FROM: **HOBSON L. BYARS AND WIFE, GLADYS BYARS (DECEASED)**
TO: **JAMES HENDERSHOT AND HOBSON L. BYARS, *with a life estate***

2 613

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.:**
James Hendershot and Hobson L. Byars *(Life Estate)* 6616 N. Creekwood Drive Brentwood, Tennessee 37027	James Hendershot 6616 N. Creekwood Dr. Brentwood, TN 37027	MAP and PARCEL Map 83-12 Parcel 117

This Instrument Prepared By:
JOHN B. STARK
ATTORNEY AT LAW
4207 Lebanon Road, Suite No. 201
Hermitage, Tennessee 37076
Telephone: (615) 885-5600

Davidson County DEEDQC
Recvd: 09/24/04 11:44 2pgs
Fees:12.00 Taxes:0.00
20040924-0115499

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.00

James Hendershot

Subscribed and sworn to before me this 27th day of February, 2014

Anna M. Whaley
NOTARY PUBLIC
My Commission Expires: July 21, 2017

ANNA M. WHALEY NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), paid to HOBSON L. BYARS, the hereinafter named Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, HOBSON L. BYARS hereby reserves a ***life estate***, and hereby bargains, and by these presents does quitclaim and convey unto JAMES HENDERSHOT, hereinafter called Grantee, his heirs and assigns the remainder interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING LOT NO. 198 on the Map of Eastland Acres, Section IV, as of record in Book 2331, Page 94, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Hobson L. Byars and wife, Gladys Byars by Warranty Deed, of record in Book 2491, Page 125, Register's Office for Davidson County, Tennessee. Gladys Byars has since died and title to the above described real property has vested in Hobson L. Byars as the sole surviving tenant by the entirety.

This is improved property known as: 2455 **Eastland Avenue**
Nashville, Tennessee

THIS property herein conveyed is being conveyed in its "AS IS" condition.

THIS property herein conveyed is being conveyed in its "AS IS" condition.

Witness my hand this the 27th day of February, 2004.

T. Hobson L. Byars
HOBSON L. BYARS

OATH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **HOBSON L. BYARS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Hermitage, TN (City) (State) this the 27th day of February (Month), 2004.

Anna M. Whaley
NOTARY PUBLIC

ANNA M. WHALEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: July 21, 2007