Davidson County DEEDQC
Recvd: 03/10/05 14:18 3 pg
Fees:17.00 Taxes:0.00

20050310-0026731

Quit Claim ***DEED***

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars and other good and valuable consideration to me, the undersigned, Elmer Edwards, cash in hand paid by Maurice E. Edwards and Norma E. Bradford, the receipt of which is hereby acknowledged;

I, the undersigned, Elmer Edwards, hereby expressly retaining a life estate in the lands herein conveyed so long as I shall live, have this day bargained and sold and do hereby transfer and convey, subject to my life estate herein retained, unto the said Maurice E. Edwards and Norma E. Bradford, as tenants in common, share and share alike, each taking an one-half (1/2), the following described tract or parcel of land, together with the dwelling house and other improvements thereon, lying and being in Davidson County, State of Tennessee, described as follows to wit:

**BEING** the westerly 50 feet of the easterly 100 feet of the northerly 245 feet of Lot 351 on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for said County. Davidson

Said Part of Lot No. 351 fronts 50 feet on the southerly side of Murphy Road, formerly Minnesota Avenue, and extends back between Parallel lines 245 feet to a dead line.

Being the same property conveyed unto Elmer Edwards and wife, Blanche Edwards (now deceased), by deed of Charles A. Bright and wife, Lorena M. Bright, said deed being dated the 24th day of May, 1955, and may be found of record in the Register's Office of Davidson County, Tennessee, in Book 2401, page 19, to which deed reference is here had for more particulars. The undersigned, Elmer Edwards, became the owner of the above described property unto the death of Blanche Edwards, as the surviving tenant by the entirety.

**TO HAVE AND TO HOLD** the above described tract or parcel of land, together with the dwelling house and other improvements thereon, but subject to the life estate herein retained, unto the said Maurice E. Edwards and Norma E. Bradford, as tenants in common, share and share alike, each taking an one-half (1/2), and unto their heirs and assigns, forever.

I, the undersigned, Elmer Edwards, COVENANT with the said Maurice E. Edwards and Norma E. Bradford, that I am lawfully seized and possessed of the above described property, that I have a good and perfect right to sell and convey the same and that the same is unencumbered except for the life estate herein retained.

I, the undersigned, Elmer Edwards, FURTHER CONVENANT with the said Maurice E. Edwards and Norma E. Bradford, and hereby bind myself, my heirs and personal representatives,

to warrant and forever defend title to the above described property unto them, the said Maurice E. Edwards and Norma E. Bradford, their heirs and assigns, against the lawful claims and demands of all persons whomsoever, except for the life estate herein retained.

I, the undersigned, Elmer Edwards, hereby expressly retain a life estate in and to the above described property for and during the term of my natural life.

**IN TESTIMONY** of all of which I have hereunto set my hand, this the 28 day of December, 2004.

Elmer Edwards

STATE OF TENNESSEE
COUNTY OF LINCOLN

Personally appeared before me, a Notary Public at Large for the State of Tennessee, Elmer Edwards, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the forgoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Fayetteville, Tennessee, this the 28 day of December, 2004.

Vicky W. Trentham
Notary Public

My Commission Expires:
01-06-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Maurice E Edwards
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 10 DAY OF MAR 20 05
Deputy Register

NOTARY PUBLIC AT LARGE LINCOLN COUNTY TN

Send Tax Notice To:

Elmer Edwards

~~STATE OF TENNESSEE~~
COUNTY OF LINCOLN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

ME

Affiant

Subscribed and sworn to before me this the ____ day of _____, 2004.

_____
Notary Public

My Commission Expires:

_____

This Instrument Prepared By:
John D. Bradford
112 Main Avenue, South
Fayetteville, TN 37334

M/P
103-08-0-092.00

New Owners:

Maurice E. Edwards
3818 Walden Wood Lane
Signal Mountain, TN 37377-3464

Norma Edwards Bradford
77 Hawthorne Lane
Fayetteville, TN 37334

Send all tax bills to Maurice E. Edwards
3818 Walden Wood Lane
Signal Mountain, TN 37377-3464