Davidson County DEEDQC
Recvd: 07/08/05 12:27 3 pgs
Fees:17.00 Taxes:0.00
20050708-0079261

FROM

Giles H. McBroom, III, Unmarried

TO

Kathy J. Byers

FROM

Kathy J. Byers

TO

Giles H. McBroom, III

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Giles H. McBroom, III	NEW SOUTH FEDERAL SAVINGS BANK	MAP 72-7
(NAME)	(NAME)	
1144 Kirkland Avenue	210 Automation Way	PARCEL 70
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Birmingham, Alabama 35283-0180	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 0 + Giles H. McBroom III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2005

NOTARY PUBLIC AT LARGE
Kathy J. Byers
My Commission Expires September 24, 2005
STATE OF TENNESSEE

Kathy J Byers
Notary Public

MY COMMISSION EXPIRES: 9-24-05

(AFFIX SEAL)

FOR AND IN CONSIDERATION of /Ten ($10.00 Dollars and other good and valuable consideration love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a life estate in Giles H. McBroom, III, with the remainder to Martha Patricia McBroom Kamish and James C. McBroom, as tenants in common.

I, Giles H. McBroom, III, Unmarried

by these presents do hereby quitclaim my/our interest unto Kathy J. Byers, Trustee,

his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being the westerly fifty (50) feet of Lot No. 13 on the Map of INGLEWOOD PLACE, as of record in Book 331, Page 101, Register's Office for Davidson County, Tennessee.

SAID westerly fifty (50) feet of Lot No. 13 fronts fifty (50) feet on the southerly side of Kirkland Avenue an runs back on the easterly side twoo hundred eighty (280) feet, more or less, and on the westerly side two hundred eighty-seven and four tenths (287.4) feet to a dead line, and shows fifty (50) feet, more or less, on said dead line.

BEING the same property conveyed to James C. McBroom, by deed from Hester McBroom, of record in Book 6213, Page 48, Register's Office for Davidson County, Tennessee. The said James C. McBroom having since conveyed said property to Giles H. McBroom, III, by Quitclaim Deed of record in Book 6755, Page 983, Register's Office for Davidson County, Tennessee. Giles H. McBroom, III having since conveyed said property to James C. McBroom, by Quitclaim Deed of record in Book 9664, Page 564, Register's Office for Davidson County, Tennessee. James C. McBroom having since conveyed said property to Giles H. McBroom, III, by Quitclaim Deed of record in Book 9752, Page 66, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1144 Kirkland Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address:) (City or Town) (Postal Zip)

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

LEGAL DESCRIPTION CONTINUATION

This conveyance is made for the purpose of reserving a life estate to GILES H. MCBROOM, III, with a remainder interest to MARTHA PATRICIA MCBROOM KAMISH and JAMES C. MCBROOM, or their heirs, as co-tenants with a lien reserved for the first $75,000.00 of actual cash value reserved to the ESTATE OF GILES H. MCBROOM, provided that the same shall be used first to satisfy any mortgage on the property and, then the balance remaining, if any, up to the remaining funds from the lien of $75,000.00 to be a part of said estate.

And now, I, the said Kathy J. Byers, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Martha Patricia McBroom Kamish and James C. McBroom, reserving a life estate to Giles H. McBroom, III

their 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 the 1st day of July, 2005.

Giles H. McBroom, III

Kathy J. Byers Trustee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Giles H. McBroom, III, Unmarried,

the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 2005

NOTARY PUBLIC AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

Notary Public.

My commission expires: 9/24/05

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Kathy J. Byers, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 2005

Joyce B. Donehue
Notary Public

My commission expires: 9-22-07

JOYCE B. DONEHUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE