Davidson County DEEDQC
Recvd: 01/05/06 08:13 2 pgs
Fees:12.00 Taxes:0.00

20060105-0001322

QUIT CLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/GROUP/PARCEL
Roy Scott Taylor Christopher Louis Taylor 958 Colfax Nashville, TN 37214	Jo Ann Taylor 958 Colfax Nashville, TN 37214	108-2-18

FOR AND IN CONSIDERATION OF One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Jo Ann Taylor, by these presents do hereby quitclaim and convey any and all interest she may have unto Roy Scott Taylor and Christopher Louis Taylor, their successors and assigns, all her right, title and interest, reserving to herself a life estate in and to the following described tract of land:

Being Lot No. 56 on the Plan of Happy Acres, as of record in Book 2331, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 77 feet on the west side of Colfax Drive and runs back 165.1 feet on the north line and 123.1 feet on the south line to a dead line on which it measures 77.5 feet.

Being the same property conveyed to Jo Ann Taylor by Quit Claim Deed of record in Book 6849, page 272, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2447, page 557, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2331, page 63, which shows an Owner's Certificate, certain easements and set-back lines.

State of Tennessee.
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $ 0.

Affiant

Subscribed and sworn to before me, this the 26 day of Oct., 2005.

Notary Public
Commission Expires 2-28-06

CYNTHIA A. BLACK NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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

Witness my hand this 26 day of Oct., 2005, the corporate party, if any, having caused its name to be signed hereto by it duly authorized officers on said day and date.

Jo Ann Taylor

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, Jo Ann Taylor, the Bargainor(s) 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.

Witness my hand and official seal at Goodlettsville Tennessee this the 26 day of Oct., 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 1-28-06

PREPARED BY:
JOHN H. LOWE & ASSOCIATES
405 A TWO MILE PIKE
GOODLETTSVILLE, TN 37072
(615) 859-9665