Capitola S. Pratt
NEW OWNER
care of Glenda P. Hinchman
228 Myrh Green
ADDRESS
Nashville TN 37221
none
MORTGAGOR (IF ANY)

Glenda P. Hinchman
6240 Vosswood Dr.
SEND TAX BILLS TO
Nashville TN 37205
ADDRESS

142 MAP 070C PARCEL 040.00 ZONE

Davidson County DEEDQC
Recvd: 05/17/06 08:38 2 pgs
Fees:12.00 Taxes:0.00
20060517-0057490

THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF GRANTOR WITHOUT THE BENEFIT OF TITLE SEARCH OR SURVEY BY:

HENRY R. ALLISON, III
ATTORNEY AT LAW
95 WHITE BRIDGE ROAD, SUITE 414
NASHVILLE, TENNESSEE 37205

QUITCLAIM DEED WITH RESERVATION OF LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), the receipt of which is hereby acknowledged, and no other monetary consideration, I, Capitola S. Pratt, have this day bargained and sold and do hereby transfer, quitclaim and convey, unto my daughter, Glenda Hinchman and my daughter, Carol Howard, as tenants in common with 50% right, title and interest each, all of my right, title and interest in and to the following described tract or parcel of land, lying the County of Davidson, State of Tennessee; with the exception of a Life Estate for myself, Capitola S. Pratt, reserving my right to live in and hold said property until my death, at which time, said Life Estate shall cease and said real property shall pass completely to my daughter, Glenda Hinchman, and my daughter, Carol Howard forever in fee simple.

Being Unit 40-C of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act, as shown of record in Book 6900, page 24, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description.

BEING the same property conveyed to Wilma Jean Ezell by deed from Rockford Realty and Construction Co., Inc., filed of record in Book 7323, page 149, Registers Office for Davidson County, Tennessee.

This conveyance is subject to the Master Deed of Ashley Green Condominiums of record in Book 7184, page 44 and the By-Laws of Ashley Green Homeowners Association of record in Book 7184, page 71 Registers Office for Davidson County, Tennessee.

Capitola S. Pratt
CAPITOLA S. PRATT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the within named Capitola S. Pratt, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

SWORN AND SUBSCRIBED to before me on this 15 day of May, 2006.

NOTARY PUBLIC

HENRY R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: 9-22-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Capitola S Pratt
AFFIANT

Sworn and Subscribed to before me on this the 15 day of May, 2006.

NOTARY

HENRY R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: 9-22-07