Davidson County DEEDQC
Recvd: 06/20/06 08:53 3 pgs
Fees:17.00 Taxes:0.00
20060620-0073249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10,000

Barbara Templeton
AFFIANT

Subscribed and sworn to before me, this 14th day of June, 2006.

Suzanne Adams
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-22-07

My Commission Expires September 22, 2007
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. SUZANNE ADAMS

This instrument was prepared by: Beck & Beck, Attorneys, 105 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:4124 Saunders Avenue, Nashville, TN 37216

SEND TAX BILLS TO: 4124 Saunders Avenue, Nashville, TN 37216

MAP and PARCEL: 061-06-0 131.00

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QUITCLAIM DEED GRANTING RIGHTS OF SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS that I, **BARBARA TEMPLETON**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby [convey,] remise, release and forever quitclaim unto **MARY BETH CROSLIN**, a **FUTURE ESTATE** with **RIGHTS OF SURVIVORSHIP** after the death of **BARBARA TEMPLETON**, her heirs and assigns, such of my right, title

and interest in and to a certain tracts [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tracts [parcel] of land, which description follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.

Said Lot no. 37 fronts 100 feet on the easterly side of saunders Avenue and runs back between parallel lines 300 feet to the westerly margin of the Louisville and Nashville Railroad right-of-way. The rear line measuring 99.9 feet.

Being part of the same property conveyed to Castleman Construction Company, by deed from Cecile Harris, of record in Book 3286, page 215, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, and set back lines that are applicable to the above described property.

Being the same property conveyed to William Arthur Templeton and wife Barbara Faye Templeton, by deed of record in Book 3368, page 501, Register's Office for Davidson County, Tennessee.

The property being known as 4124 Saunders Ave., Nashville, TN 37216.

This conveyance is made pursuant to the provisions of Section 66-5-101, Tenn. Code Ann., and for the express purpose of creating a future estate with rights of survivorship for MARY BETH CROSLIN after the death of BARBARA TEMPLETON, in and to the above-described property in the said County.

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

WITNESS my hand this 14th day of June, 2006.

Barbara Templeton
AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Suzanne Adams, a Notary Public, in and for said County and State, **BARBARA TEMPLETON**, the within named bargainor, 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 office this the 14th day of June, 2006.

Suzanne Adams
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

SUZANNE ADAMS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 22, 2007