This Instrument was prepared by:
Patricia Bonarek
7040 Timber Oak Drive
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 11/30/06 08:20 2 pgs
Fees:12.00 Taxes:0.00
20061130-0147556

# QUITCLAIM DEED
## (Irrevocable Life Estate)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00)** and other good and valuable consideration, cash on hand, the receipt and sufficiency of which is hereby acknowledge, Matilda Lee Higdon, hereafter referred to as "Grantor", has this day gifted and by these presents do hereby transfer and convey unto Rachel Aileen Atayev of 4124 Murphy Road, Nashville, Tennessee 37209 and Ronald Austin Higdon of 3308 Hope Hill Court, Nashville, Tennessee 37211, hereafter Grantees, whether one or more, the following lands and property, together with all improvements located thereon, lying in the County of Davidson, City of Nashville, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being know as Lot No. 62 as shown on the map entitled Revision One, Providence Park, Phase 2, R10 Cluster Lot Option, of record as Instrument No. 20050922-0113968, Register's Office for Davidson County, Tennessee Map and, Parcel No. 134-09.0B-076.00C0 to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Matilda Lee Higdon from Nashville Area Habitat for Humanity, Inc. by Special Warranty Deed of record at Instrument No.20060324-0034135, Map and Parcel No. 134-09.0B-076.00C0 Register's Office for Davidson County, Tennessee. The description of this property is the same as set forth in the most current prior deed of record. Which currently has the address of 3308 Hope Hill Court, Nashville, Tennessee 37211.

**SUBJECT** to Life Estate retained by Matilda Lee Higdon, Grantor. Less and except all oil, gas and mineral, on and under the above described property owned by Grantor, if any, which are reserved by Grantor. Grantor is the party responsible for all payments of taxes and all tax bills should be sent to 3308 Hope Hill Court, Nashville, Tennessee 37211.

**SUBJECT** to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The property herein conveyed is part of the homestead of Grantor.

**IN WITNESS WHEREOF**, I have hereunto set my hand on this the 20th day of Nov., 2006.

Matilda Lee Higdon

Subscribed and sworn to before me, this the 20th day of November, 2006

Ginger McLaughlin
NOTARY

My Commission Expires
5/30/2007

GINGER McLAUGHLIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is $ 0.00. Matilda Lee Higdon

Matilda Lee Higdon
Affiant

Subscribed and sworn to before me, this the 20 Day of November 2006

Ginger McLaughlin
Notary

GINGER McLAUGHLIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
5/30/2007