# QUITCLAIM DEED Reserving a Life Estate

The actual consideration or value for this transfer is $ -0-

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 6th day of JUNE, 2008.

NOTARY PUBLIC
My Commission Expires: 3-10-2012

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE TENN.

Davidson County DEEDQC
Recvd: 06/09/08 12:28 3 pgs
Fees:17.00 Taxes:0.00
**20080609-0059016**

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| Steven W. Hightower<br>1145 Campbell Rd.<br>Goodlettsville, TN. 37072 | STEVE HIGHTOWER<br>4708 KENSINGTON DR.<br>OLD HICKORY, TN. 37138 | 033-00-0 / 79.00 |

*FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Steven W. Hightower, and other good and valuable consideration, the receipt of which is hereby acknowledged,*

I, **MARGARET FRANCES HIGHTOWER**, un-married, the GRANTOR Herein, **Reserving for Myself a Life Estate**, by these presents does transfer, QuitClaim and convey unto:

**MARGARET FRANCES HIGHTOWER,** *for Life*, Remainder to **STEVEN W. HIGHTOWER,** the GRANTEE herein, his heirs and assigns, all my right title and interest in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the North part of the westerly part of Lot No 4 of D.M. Moore's Land on the Dickerson Pike, as recorded in Book 843, page 63, Register's Office for Davidson County, Tennessee. Being more particularly described according to a survey by John M. Sullivan, January 31, 1956, as follows:

Beginning at the common corners of Lots 3 and 4 of said Lands on Campbell Lane, and thence following said land, South 87° 166.21 feet to a point; thence South 30° Easat 357.4 feet to a point; thence South 60° 45' West139.3 feet to a point; thence North 30° West 447 feet to the point of Beginning.

Being all the same property conveyed to Nathaniel T. Hightower and wife Margaret Frances Hightower by Warranty deed from Edward Seaton Capps, and wife Hattie Ruth Capps, dated 4-28-56 and of record in Book 2546, page 203, Register's Office for Davidson county, Tennessee. The Said Nathaniel T. Hightower having died June 20, 2007, Testate, in Davidson County, TN. Probate Case #08P-169, leaving his widow, Margaret Frances Hightower as the surviving Tenant by the entirety

The above description is the same as in the previous deed of record.

*The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:*

2008 Property taxes are to be assumed by the GRANTEES.

Subject to waterline rights reserved in Deed at Book 2495, page 493, R.O.D.C., TN

This is improved property known as: 1145 Campbell Rd., Goodlettsville, TN 37072.

Witness my hand this 6th day of JUNE, 2008.

Margaret Frances Hightower
Margaret Frances Hightower

**********

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis, IV, a Notary Public in and for said County and State, the within named Margaret Frances Hightower the bargainer, 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 Nashville, Tennessee this 6th day of JUNE, 2008.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-10-2012

**********

# QUITCLAIM DEED

**From:** Margaret Frances Hightower

**To:** Margaret Frances Hightower for Life, Remainder to: Steven W. Hightower

*Property:*
*1145 Campbell Rd.*
*Goodlettsville, TN. 37072*

This Instrument was Prepared by:

Johnny Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
johnny@ljelaw.com
(615) 256-5003
&
2217 Old Hickory Blvd.
Old Hickory, Tennessee 37138
615-847-2000
www.ljelaw.com

# CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Shirley Cochran the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shirley Cochran
NOTARY PUBLIC

My Commission Expires: _____

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
2217 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

www.ljelaw.com

SHIRLEY COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009