Davidson County DEEDQC
Recvd: 08/11/08 11:25 2 pg
Fees:12.00 Taxes:0.00
20080811-0082376

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ronald L. Carr, et. ux., et. al.	Jo Ann Carr	
6022 Betts Road	811 Meadow Lark Lane	Map 034-01
Goodlettsville, TN 37072	Goodlettsville, TN 37072	Parcel 039.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between JO ANN CARR, a Widow, hereinafter referred to as the "GRANTOR", and RONALD LEWIS CARR and wife JAMIE ANN CARR, a one-half (½) undivided interest and KATHY JO MORGAN and husband MICKY E. MORGAN, a one-half (½) undivided interest, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, JO ANN CARR, a Widow, the GRANTOR, has this day bargained and sold, and does hereby transfer, convey and quitclaim unto the GRANTEES, RONALD LEWIS CARR and wife JAMIE ANN CARR, a one-half (½) undivided interest and KATHY JO MORGAN and husband MICKY E. MORGAN, a one-half (½) undivided interest in certain real property in Davidson County, Tennessee, reserving unto the GRANTOR the right and power, pursuant to T.C.A. Section 66-1-106 to dispose of and convey the said premises in fee to a third party at any time during her lifetime, said property being more specifically and particularly described as follows, to-wit:

Being Lot No. 63 on the Plan of Echo Meadows, a plat of which is of record in Book 2331, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the said property.

Being the same property conveyed to TED L. CARR and wife JO ANN CARR, by deed of record in Book 3284, Page 385, Register's Office for Davidson County, Tennessee. The said TED L. CARR having died, ownership and title to the said property became vested in JO ANN CARR as the surviving Tenant by the Entirety.

The mailing address for the said property is 811 Meadow Lark Lane, Goodlettsville, TN 37072.

This conveyance is made subject to:

1. All matters shown on the Plan of Echo Meadows, a plat of which is of record in Book 2331, Page 64, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants and Easements of record in Book 2447, Page 325, said Register's Office.

LIFE ESTATE: The GRANTOR, JO ANN CARR, hereby reserves for herself , for and during her natural lifetime, a life estate in the real property hereinabove described, including the improvements located thereon and the appurtenances thereto, subject to the following:

1. That the GRANTOR will pay all costs and expenses relating to the upkeep and maintenance of the property during the term of her life estate;

2. That the GRANTOR will keep the property in the same condition that the property is in on the date of this deed throughout the term of her life estate;

3. That the GRANTOR will, at her sole cost and expense, keep in full force and effect a homeowner's insurance policy covering the dwelling house and all outbuildings located on the property in an amount equal to the maximum insurable value with the GRANTEES named as additional insureds thereunder;

4. That the GRANTOR will be solely responsible for the payment of all real property taxes or other taxes assessed against the said property and that she will pay said taxes in a timely manner.

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

WITNESS our hands on the day and date acknowledged below.

Jo Ann Carr 8/8/08
JO ANN CARR

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JO ANN CARR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 8th day of August , 2008.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 1, 2009

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Jo Ann Carr
AFFIANT

Sworn to and subscribed before me this the 8th day of August, 2008.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 1, 2009

NOTARY PUBLIC