Davidson County DEEDQC
Recvd: 01/16/09 11:18 3 pgs
Fees:17.00 Taxes:0.00
20090116-0004248

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:
Margaret Lynn Flair, et al.
602 Westboro Drive
Nashville, TN 37209

SEND TAX BILLS TO:
SAME

MAP: 90-12
Parcel 213

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, we **BOBBY DENTON** and **MARGARET LYNN FLAIR**, GRANTORS, for the purpose of establishing a life estate in Margaret Lynn Flair and spouse, Ronald Lee Flair, with remainder rights, title and interest in Glen Matthew Bryant, do hereby quitclaim and convey unto **Monica D. Edwards, Trustee**, all our rights, title and interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **BEING** Lot No. 41 on the Plan of Westboro, Section 2, as of record in Book 1424, Page 60, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> **BEING** the same property conveyed to Bobby Denton and wife, Frances Denton, by deed from Douglas Lee Pillow and wife, Sheila C. Pillow, of record in Book 6607, Page 451, Register's Office for Davidson County, Tennessee; **AND** being the same property in which a one-half (½) interest was conveyed to Margaret Lynn Flair, by deed from Bobby Denton and wife, Frances Denton, of record in Book 11069, Page 848, Register's Office for Davidson County, Tennessee; **THE** said Frances Denton having since died.

AILEEN DENTON, SPOUSE OF BOBBY DENTON, JOINS IN THE CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHTS SHE HAS IN SAID PROPERTY BY VIRTUE OF MARRIAGE TO BOBBY DENTON

This is improved property known as 602 Westboro Drive, Nashville, Tennessee 37209.

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

AND now, I, the said **Monica D. Edwards, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **MARGARET LYNN FLAIR and spouse, RONALD LEE FLAIR**, a life estate interest, with all remainder rights, title and interest to **GLEN MATTHEW BRYANT**, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands, on this 15th day of January, 2009.

Bobby A. Denton
BOBBY DENTON

Margaret Lynn Flair
MARGARET LYNN FLAIR

Aileen Denton
AILEEN DENTON

Monica D. Edwards
MONICA D. EDWARDS, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 15th day of January, 2009, before me personally appeared **BOBBY DENTON** and wife, **AILEEN DENTON** and **MARGARET LYNN FLAIR**, bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Staci Coleman
NOTARY PUBLIC

My Commission Expires: _____



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 15th day of January, 2009, before me personally appeared **MONICA D. EDWARDS, Trustee**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged execution of the within instrument for the purposes therein contained.

Staci Coleman
NOTARY PUBLIC

My Commission Expires: _____



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Monica D. Edwards
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 15th day of January, 2009.

Staci Coleman
NOTARY PUBLIC

My Commission Expires: _____

