Prepared by:
Susan B. Evans, Attorney at Law
1801 B Shackleford Road
Nashville, TN 37215

Davidson County DEEDQC
Recvd: 03/25/09 11:45 2 pgs
Fees:12.00 Taxes:0.00
20090325-0026954

Name and address of owner:	Send tax bills to:	Map/Parcel:
Larry Woodward	Carolyn Payne	Map 119-10
2819 St. Edward Drive	2631 Edge-O-Lake Drive	Parcel 12.00
Nashville, TN 37211	Nashville, TN 37217	

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Larry Woodward, unmarried, hereinafter called the Grantor, has bargained and Quitclaimed, and by these presents do transfer and convey unto Leroy Payne and wife, Carolyn Payne, hereinafter called the Grantees, their heirs and assigns, all their right title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being all of Lot No. 23 on the Plan of Nolensville Heights of record in Book 2083, page 80, Register's Office for Davidson County, Tennessee to which plat and survey reference is hereby made for more complete details of location and description of said lot.

Being all the same property conveyed to Clarence H. Woodward and wife, Mattie L. Woodward by deed from Morris O. Bowles and wife, Marjorie L. Bowles of record in Book 5422, page 16, of the Register's Office for Davidson County, Tennessee. The said Mattie L. Woodward predeceased Clarence H. Woodward and Clarence H. Woodward was vested with title as the surviving tenant by the entirety. Clarence H. Woodward died intestate March 2, 2002 and title having vested in Robert Woodward and Larry Woodward his only heirs at law as evidenced by Affidavit of Heirship of record in Inst. No. 20081211-0119309, said Register's Office. Subsequently, Robert Woodward having died testate and devise his interest to Larry Woodward by Last Will and Testament of record in Inst. No. 20081211-0119310, said Register's Office.

Larry Woodward, Grantor, hereby reserves a life estate in said property or until such time as the property is no longer his primary residence. It is the intention of the Grantor that should he no longer occupy the property as his primary residence, the life estate will terminate at that time and title will revert to Leroy Payne and wife, Carolyn Payne, Grantees.

Commonly known as: 2819 St. Edward Drive, Nashville, TN 37211

This is (X) improved ( ) unimproved property also known as:
The above description is the same as in the previous deed of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

No abstract or survey furnished for preparation of this instrument.

The Preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representations whatsoever other than it has been accurately transcribed from the information provided.

Witness my hand this the 13th day of March 2009.

Larry P Woodward

Larry Woodward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Larry Woodward with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, the 13th day of March 2009.

Susan B. Evans
Notary Public

My Commission Expires: 5-8-2012

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $0.00.

Carolyn B. Payne
Affiant

Sworn to and subscribed before me this 13th day of March 2009.

Susan B. Evans
Notary Public
My Commission Expires: 5-8-2012

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the 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.

Susan B. Evans
SUSAN B. EVANS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state **SUSAN B. EVANS** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Michelle Kennedy
Notary Public

MICHELLE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON