BILL GARRETT, Davidson County
Trans:T20090071192 DEEDQC
Recvd: 10/20/09 09:28 4 pgs
Fees:22.00 Taxes:0.00
20091020-0096762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this 12 day of October, 2009.

Notary Public

My Commission expires: 9-19-09

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Lanette Boyd ~~675 Huntington Parkway~~ 474 Broadwell Dr. ~~Nashville, Tennessee 37211~~ Nashville, TN 37220	Lanette Boyd ~~675 Huntington Parkway~~ 474 Broadwell Dr ~~Nashville, Tennessee 37211~~ Nashville, TN 37220	147-14/154

QUIT CLAIM DEED

WHEREAS, Lorenz Boyd and wife, LaVelle Boyd are the current owners of record of the property described below (the "Property"); and

WHEREAS, Lorenz Boyd died on February 22, 2006 and his undivided interest in the Property passed to his wife, LaVelle Boyd, by operation of law;

WHEREAS, LaVelle Boyd died intestate on November 19, 2009, and the property passed to her children, Lisbeth Cort and Lanette Boyd, in accordance with the laws of intestate succession;

WHEREAS, Lisbeth Cort and Lanette Boyd, as children and surviving heirs of LaVelle Boyd have signed affidavits attesting to their being children and surviving heirs, said affidavits being attached as collective Exhibit "A" to this quitclaim deed; and

WHEREAS, the undersigned, Lisbeth Cort and Lanette desire to assign and quitclaim a life estate in the Property to Carolyn Clark Swinney.

KNOW ALL MEN BY THESE PRESENTS that Lisbeth Cort and Lanette Boyd, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do transfer and quitclaim, to Carolyn Clark Swinney, her heirs, successors, and assigns a life estate interest in and to a certain tract of parcel of land in Davidson County, Tennessee, with the remainder interest to Lisbeth Cort and Lanette Boyd, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 443 on the Plan of Candlestick Farms, Section 4, as of record in Book 3600, page 71, said Register's Office.

SAID Lot No. 443 fronts 90 feet on the easterly margin of Candlestick Drive and runs back between lines 150 feet to a dead line in the rear.

BEING the same land conveyed to Lorenz Boyd (deceased) and LaVelle Boyd (deceased) from James O. Tate and wife, Virginia L. Tate, by Deed dated September 15, 1977, in the Register's Office for Davidson County, Tennessee S.O.T. Book 5197 PG 909.

THIS is improved property known as: 670 Candlestick Drive, Nashville, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12 day of January, 2009.

Lanette Boyd
LANETTE BOYD

Lisbeth Cort
LISBETH CORT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lanette Boyd, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 12 day of January, 2009.

Regina M. Keith
Notary Public

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 9-19-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisbeth Cort, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 12 day of January, 2009.

Regina M. Keith
Notary Public

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 9-19-09

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.

EXHIBIT "A"
AFFIDAVIT OF INHERITANCE

I, the undersigned, of Nashville, Tennessee, being first duly sworn, depose and say:

(1) I am an adult and resident of Nashville, Tennessee.

(2) My father, Lorenz Boyd, died on February 22, 2006.

(3) My mother, LaVelle Boyd, died on November 19, 2009.

(4) At the time of her death, my mother was the owner of the real property located in the attached quitclaim deed. The undersigned, being a child and surviving heir of the deceased, received a one-half (½) undivided interest in said property by operation of law.

(5) The actual consideration paid for this transfer is $0.00.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite her name.

1-12-09
Date

Lanette Boyd
Lanette Boyd

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lanette Boyd, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 12 day of January, 2009.

Regina M. Keith
Notary Public

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 9-19-09

EXHIBIT "A"
AFFIDAVIT OF INHERITANCE

I, the undersigned, of Coupeville, Washington, being first duly sworn, depose and say:

(1) I am an adult and resident of Coupeville, Washington.

(2) My father, Lorenz Boyd, died on February 22, 2006.

(3) My mother, LaVelle Boyd, died on November 19, 2009.

(4) At the time of her death, my mother was the owner of the real property located in the attached quitclaim deed. The undersigned, being a child and surviving heir of the deceased, received a one-half (½) undivided interest in said property by operation of law.

(5) The actual consideration paid for this transfer is $0.00.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite her name.

1/12/09
Date

Lisbeth Cort
Lisbeth Cort

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisbeth Cort, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 12 day of January, 2009.

Regina M. Keith
Notary Public

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 9-19-09