BILL GARRETT, Davidson County
Trans:T20100035234 DEEDQC
Recvd: 06/10/10 09:02 2 pgs
Fees:12.00 Taxes:0.00
20100610-0044941

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 10.00

Affiant

Subscribed and sworn to before me this 4th day of June, 2010.

Notary Public

My Commission expires: 9-8-13

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

This Instrument Prepared By:

John A. Beam, III
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:**
Sandra Washington **703 Davis Drive** **Brentwood, TN 37027**	**Sandra Washington** **703 Davis Drive** **Brentwood, TN 37027**	**07214011900**

QUIT CLAIM DEED RESERVING LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS that Sadie M. Tucker, 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, has bargained and sold, and does hereby convey, remise, release and forever quitclaim her right, title and interest to her daughter, Sandra Washington, retaining the life estate for and during her natural life, in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

Being Lot No. 19 and the easterly 18.75 feet of Lot No. 18 on the map of Chesterfield Place as of record in Book 332, Page 147 RODC. Said lot and part of said lot adjoin and front together 48.75 feet to the southerly side of Chester, formerly Chesterfield Avenue, and run back between parallel lines 132 feet to an alley.

BEING the same property conveyed to Henry Tucker (deceased) and wife, Sadie M. Tucker, from Fred D. Morris and wife, Charlotte Ann Morris, by Deed of record in Deed Book 3537, Page 260, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1206 Chester Avenue, Nashville, TN

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 8 day of June 2010.

Sadie L. Tucker

Sadie M. Tucker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at Brentwood, Tennessee, this 8 day of June, 2010.

Regina M. Keith

Notary Public

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

My Commission expires: 9-8-13

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.