Quit Claim Deed for Life Estate

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 10th day of JUNE, 2010

NOTARY PUBLIC
My Commission Expires: 3-10-2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 06/10/10 14:18 3 pgs
Fees:17.00 Taxes:0.00
20100610-0045239

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, (615) 256-5003

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Lonnie Wade Stewart, L.E. 623 Cheryl Ave Madison, TN. 37115	LOIS A. LARSON 103 Dellrose Drive Nashville, TN. 37214	052-02-0 / 118.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by our Brother, LONNIE WADE STEWART, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **LOIS A. LARSON**, a married woman & Owner of a ½ Interest in the Whole, and **LEROY PRESTON, III**, a married man & Owner of a ¼ Interest in the Whole, the GRANTORS herein, by these presents do transfer, QuitClaim and CONVEY a **LIFE ESTATE ONLY** from their respective interests in the property described herein unto:

LONNIE WADE STEWART, the GRANTEE herein, in and to a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

BEING Lot No 48 on Block C on the revised plan for Rainbow Terrace, as of record in Book 1130. page 83, Register's Office for Davidson County Tennessee.

Said Lot 48 fronts 50 feet on the Northerly side of Cheryl Avenue and runs back between parallel lines 145 feet to a dead line.

Being all the same Property conveyed to Juanita Francis Preston, for Life, Remainder to Lois A. Larson, Leroy Preston, III, Terry Lee Stewart, and Lonnie Wade Stewart, by deed of record as Instrument #20010815-0088326, Register's Office for Davidson County, Tennessee. The said Juanita Francis Preston having since died. Terry Lee Stewart having conveyed his interest to Lois A. Larson by Instrument #20100519-0038778, Register's Office for Davidson County, Tennessee. The property being vested in Lois A. Larson, ½ interest, Leroy Preston, III, ¼ interest, and Lonnie Wade Stewart ¼ interest.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

Real Property Taxes for the year 2010 and any prior years.

This is improved property known as: 623 Cheryl Ave., Madison, TN 37115.

LOIS A. LARSON, and LEROY PRESTON, III, first bing duly sworn according to law, and make oath that the property conveyed herein is not their principal residence, nor the residence of any spouse or dependant, and this conveyance in not made to defeat the rights of any third parties.

Sworn to and witness my hand this 10th day of JUNE, 2010.

Lois A. Larson
LOIS A. LARSON

LEROY PRESTON, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named LOIS A. LARSON and LEROY PRESTON, III, the bargainor(s), 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.

Sworn to before me and Witness my hand and official seal at Old Hickory, Tennessee this 10 day of JUNE, 2010.

NOTARY PUBLIC

My Commission Expires: 3-10-2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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QUITCLAIM DEED

From: LOIS A. LARSON &
LEROY PRESTON, III
Who convey A Life Estate Only

To: LONNIE WADE STEWART
Who is Vested in Fee
with a ¼ interest

Property:

623 Cheryl Ave.
Madison, TN. 37115

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
2217 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

www.ljelaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Madeline J. Erwin the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: January 9, 2012

MADELINE J. ERWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
2217 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

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