BILL GARRETT, Davidson County
Trans:T20100045908 DEEDQC
Recvd: 07/27/10 11:24 2 pgs
Fees:12.00 Taxes:0.00
20100727-0058836

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Douglas E. Settles, Jr., 104 Mystic Hill Court Goodlettsville, TN 37072	Same	Map 43-1 Parcel 147

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between DOUGLAS E. SETTLES, SR., a single man , hereinafter referred to as the "GRANTOR", and DOUGLAS E. SETTLES, JR., hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, DOUGLAS E. SETTLES, SR., a single man, the GRANTOR herein, have this day bargained, sold and quitclaimed unto DOUGLAS E. SETTLES, JR., the GRANTEE, his heirs and assigns, all of the GRANTOR'S right, title and interest in certain real property in DAVIDSON COUNTY, Tennessee, but, subject to a life estate reserved in the grantor, DOUGLAS E. SETTLES, SR., said property being more specifically and particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of The Resubdivision of part of Lot "M" of W. P. Boody's Subdivision as shown on a plat of record in Plat Book 5190, Page 206, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Douglas E. Settles, Sr. by deed filed for record as instrument number 20080421-0040442 in the Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 110A Shannon Ave., Madison, TN 37115

LIFE ESTATE: This conveyance is made subject to a life estate reserved in DOUGLAS E. SETTLES, SR., for and during his natural lifetime, during which time, DOUGLAS E. SETTLES, SR., shall be solely responsible for the payment of all upkeep, maintenance and repairs on the said property as well as all costs and expenses for taxes and insurance.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

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

WITNESS my hand on the day and date acknowledged below.

"GRANTOR

DOUGLAS E. SETTLES, SR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DOUGLAS E. SETTLES, SR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 27th day of July, 2010.

NOTARY PUBLIC

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 27th day of July, 2010.

NOTARY PUBLIC

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.