BILL GARRETT, Davidson County
Trans:T20100047888 DEEDQC
Recvd: 08/04/10 09:21 2 pgs
Fees:12.00 Taxes:0.00
20100804-0061200

QUITCLAIM DEED

FROM: DALLAS E. BOGGS AND BARBARA BOGGS

TO: LETA DEAN

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Leta Dean 1128 Greenland Ave. Nashville, TN 37216	Leta Dean 31W 745 Army Trail Rd. Wayne, IL 60184	Map / Parcel 61-11 248

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Dallas E. Boggs
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF July, 2010.

Toni Barrett
NOTARY PUBLIC

My Commission Expires: 3-10-12

TONI BARRETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAR. 10, 2012

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a fee simple absolute we, Dallas E. Boggs, and wife, Barbara J.L. Boggs, by these presents do hereby quitclaim and convey all our interest unto Leta Dean, her successors and assigns, all right, title and interest reserving a life estate to Dallas E. Boggs and Barbara Boggs in and to the following described tract or parcel of land, to wit:

Land in Davidson County described as follows:

BEING the easterly 41.1 feet front and 40.7 feet rear of Lot No. 14 and the westerly 8.9 feet front and 9.3 feet rear of Lot No. 16, on the Map of a Subdivision of Part of the Greenland Tract, as of record in Book 421, page 40, Register's Office for said County.

SAID parts of said lots adjoin and front together 50 feet on the southerly side of Greenland Avenue and run back between lines 370.5 feet, more or less, on the westerly line of part of Lot No. 14 and 373 feet, more or less, on the easterly line of part of Lot No. 16 to a dead line in the rear on which they measure 50 feet.

BEING the same property conveyed to Dallas E. Boggs and wife, Barbara Boggs by deed from Wade F. Barker and wife, Elizabeth Barker , filed of record as Instrument #20041005-0120076, Register's Office for Davidson County Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.
THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved (X) property, known as 1128 Greenland Avenue, Nashville, TN 37216.

And now, we, Dallas E. Boggs, and wife, Barbara J.L. Boggs for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Leta Dean, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said

property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 2nd day of July, 2010.

Dallas E. Boggs
DALLAS E. BOGGS

Barbara Boggs
BARBARA BOGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, DALLAS E. BOGGS, the grantor, 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, this 2nd day of July, 2010.

Joni Barrett
Notary Public

My Commission Expires: 3-10-2012

JONI BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, BARBARA BOGGS, the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July, 2010.

Joni Barrett
Notary Public

My Commission Expires: 3-10-2012

JONI BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012