BILL GARRETT, Davidson County
Trans:T20100052434 DEEDQC
Recvd: 08/24/10 09:22 2 pgs
Fees:12.00 Taxes:0.00
20100824-0066786

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 OWNER:	PERSON OR ENTITY RESPONSIBLE FOR	MAP-PARCEL NOS.
KARREN L. SCOTT	PAYMENT OF REAL PROPERTY TAXES:	Map 23
P. O. Box 246	CLAUDE E. WAIR, JR. .	Parcel 168.00
Whites Creek, TN 37189	P. O. Box 246	
	Whites Creek, TN 37189	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between CLAUDE E. WAIR, JR., a single man, hereinafter referred to as the "GRANTOR", and KARREN L. SCOTT hereinafter referred to as the "GRANTEE", her heirs or assigns, reserving in CLAUDE E. WAIR, JR., the GRANTOR, a life estate in the said real property, for and during his natural lifetime;

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, CLAUDE E. WAIR, JR., a single man, the GRANTOR, have this day bargained, sold and quitclaimed unto KARREN L. SCOTT, the GRANTEE, her heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in DAVIDSON COUNTY, Tennessee, but reserving a life estate in the property, including the rents and profits, for the GRANTOR, CLAUDE E. WAIR, JR. said property being more specifically and particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of M. E. Link Subdivision filed as Instrument Number 20050729-0089190, Register's Office for said county, reference to which is here made for a more complete description thereof on the Plan of Bill Wiggs Lots of record in Plat Book 8250, Page 232, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of the said Lot.
>
> BEING the same property conveyed to CLAUDE C. WAIR, JR. by deed recorded as Instrument No. 20050825-0101684 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 2262 Crocker Springs Road, Goodlettsville, TN 37072.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

LIFE ESTATE: The GRANTOR reserves for himself (Life Tenant) a life estate in the said property, including the rents and profits from same, for and during his natural lifetime.

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

WITNESS my hand on the day and date acknowledged below.

"GRANTOR" "GRANTEE"

Claude E. Wair Jr
CLAUDE E. WAIR, JR

Karen L. Scott
KARREN L. SCOTT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand and official seal at office on this 19th day of August, 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.

Karen L. Scott

AFFIANT

Sworn to and subscribed before me this the 19th day of August, 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.