This Instrument Prepared by
BROKERS ESCROW SERVICES, INC.
P. O. BOX 140255
211 DONELSON PIKE, SUITE 2
NASHVILLE, TENNESSEE 37214

Send tax bill to new owner:
Rhonda Jean Moss Bess
422 Wanda Drive
Nashville, Tn 37214

Davidson County	DEEDQC
Recvd: 10/13/10 14:40	2 pgs
Fees:12.00 Taxes:0.00	
20101013-0082071	

MAP 95 - 11
PARCEL 2

"Prepared by information provided by the parties hereto, without benefit of a title examination"

QUITCLAIM DEED

For and in consideration of love and affection and for the express purpose of making a re-conveyance to create fee simple absolute ownership in Rhonda Jean Moss Bess, a life estate, then remainder to Tonya Windfield Hoffman Martinez, We, Rhonda Jean Moss Bess and husband, Lawrence Craig Bess, and Ruth Moss, by these presents do hereby quit claim, grant and convey unto **Rhonda Jean Moss Bess, a life estate, then remainder to Tonya Windfield Hoffman Martinez** her successors and assigns, all of my right, title and interest in the following described tract of land in Davidson County, Tennessee, to wit:

Land in Davidson County Tennessee, being Lot No. 20 on the Map of Cloverdale as of record in Book 2133, page 9, Registers's Office for Davidson County, Tennessee, and described according to a survey thereof made by Hal R. Swann Jr., Surveyor, March 21, 1953, as follows:
Said Lot No. 20 fronts 70 feet on the westerly side of Wanda Drive and runs back 364.9 feet, more or less, on the northerly line and 372 feet, more or less, on the southerly line, to a dead line in the rear on which it measures 71 feet.

Being the same property conveyed to Carl Moss, and wife Ruth Moss, by deed dated March 21, 1967 from Delphia Bean of record in Book 4113, page 141, Register's Office for Davidson County, Tennessee. Carl Moss died leaving Ruth Moss, as sole owner as surviving Tenant by the entirety. Being further conveyed by Quitclaim Deed of record in Instrument No. 20100902-0070018 Register's Office for Davidson County, Tennessee.

Improved property commonly known as:422 Wanda Drive, Nashville, TN 37214

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property..

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of October, 2010.

Rhonda Jean Moss Bess
Rhonda Jean Moss Bess

Lawrence C. Bess
Lawrence Craig Bess

Ruth Moss
Ruth Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Rhonda Jean Moss Bess, Lawrence Craig Bess, and Ruth Moss, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of October, 2010.

Notary Public
My commission expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $-0-.

Affiant

MY COMMISSION EXPIRES
JULY 24, 2011

Subscribed and sworn to before me this 13th day of October, 2010.

Notary Public

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011

CERTIFICATION
I, Justin Conn, do hereby make oath that I am the 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.

State of Tennessee;County of Davidson
On this 13day of October, 2010, personally appeared before me, Rebecca Waynick, a notary public for this county and state, Justin Conn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Waynick
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011