BILL GARRETT, Davidson County
Trans:T20100067881 DEEDQC
Recvd: 10/26/10 13:52 2 pgs
Fees:12.00 Taxes:0.00
20101026-0085706

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 PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gary K. Birdwell, et. ux. 162 Happy Valley Road Goodlettsville, TN 37072	Same.	Map 6 Parcel 71

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between GARY KEVIN BIRDWELL, hereinafter referred to as the "GRANTOR", and GARY K. BIRDWELL and wife THERESA H. BIRDWELL, hereinafter referred to as the "GRANTEES", their heirs or assigns, reserving for PAULINE MASON EDWARDS, 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, GARY KEVIN BIRDWELL, the GRANTOR, has this day bargained, sold and quitclaimed unto GARY K. BIRDWELL and wife THERESA H. BIRDWELL, the GRANTEES, their 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 said property, including the rents and profits therefrom, unto PAULINE MASON EDWARDS for and during her natural lifetime, said property being more specifically and particularly described as follows, to-wit:

BEING a tract of land in the 10th Civil District of Davidson County, Tennessee, known as Lot 1 of Birdwell Hills Estates of record in Book 6200, Page 942, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of the said property.

BEING the same property conveyed to GARY KEVIN BIRDWELL by deed recorded in Book 9854, Page 644, and re-recorded in Book 9861, Page 149, 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 1923 Springfield Highway, Goodlettsville, TN 37072.

LIFE ESTATE: The GRANTOR reserves for PAULINE MASON EDWARDS (the LIFE TENANT) a life estate in the said property, including the rents and profits from same, for and during her natural lifetime. Said property is further conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

WITNESS our hands on the day and date acknowledged below.

"GRANTOR"

GARY KEVIN BIRDWELL

"GRANTEES"

GARY K. BIRDWELL

THERESA H. BIRDWELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared GARY KEVIN BIRDWELL, a/k/a GARY K. BIRDWELL and THERESA H. BIRDWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 21st day of October, 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 21st day of October, 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.