BILL GARRETT, Davidson County
Trans:T20110065445 DEEDQC
Recvd: 10/19/11 13:01 3 pgs
Fees:17.00 Taxes:0.00
20111019-0081411

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel #:
Hubert R. Sauls & Roger W. Sauls 4711 Nevada Avenue Nashville, TN 37209	New Owner(s)	09115035400

Hubert R. Sauls, Unmarried, and Roger W. Sauls, Married, as the current owners of the below described improved property also known as 4711 Nevada Avenue, Nashville, TN 37209, hereby desire to create this Quitclaim Deed in order to vest Hubert R. Sauls with a life estate and his son, Roger W. Sauls, with the remainder.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hubert R. Sauls, Unmarried, and Roger W. Sauls, Married**, by these presents do hereby transfer and quitclaim unto **Hubert R. Sauls, Unmarried, as to a life estate, and his son, Roger W. Sauls, as to the remainder**, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Being the westerly 50 feet of lot No. 612 of Block 28 on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in book 57, page 103, Register's Office for Davidson County, Tennessee.

Said part of lot No. 612, fronts 50 feet on the southerly side of Nevada, formerly 3rd Avenue, and runs back between parallel lines, with the easterly margin of 48th Avenue No, formerly 7th Street, 150 feet to an alley.

Being the same property conveyed to Hubert R. Sauls, Unmarried, and Roger W. Sauls, Married, by Quitclaim Deed from Hubert R. Sauls, Unmarried, of record in Instrument Number 20110425-0031411, said Register's Office, dated April 25, 2011. Being the same property conveyed to Hubert R. Sauls and wife, Doris N. Sauls by deed from Elmer Newton Pafford and wife Mary Clement Pafford of record in Book 3508, Page 635, said Register's Office, dated March 8, 1963. The said Doris N. Sauls having since died on September 17, 2006, leaving said Hubert R. Sauls as the sole surviving tenant by the entirety.

This is improved property known as: 4711 Nevada Avenue, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 19th day of October, 2011.

Affiant

My commission expires: 9-9-2014
(Affix Seal)

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19th day of October, 2011.

Hubert R. Sauls

Roger W. Sauls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hubert R. Sauls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of October, 2011.

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

My Commission Expires: 9-9-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Roger W. Sauls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of October, 2011.

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

My Commission Expires: 9-9-2014

Deborah Sauls, spouse of Roger W. Sauls, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Deborah Sauls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah Sauls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of October, 2011.

Notary Public

My Commission Expires: 9-9-2014

