BILL GARRETT, Davidson County
Trans:T20110067983 DEEDQC
Recvd: 10/31/11 11:02 2 pgs
Fees:12.00 Taxes:0.00
20111031-0084389

THE ABOVE SPACE PROVIDED FOR RECORDERS USE ONLY
PREPARED BY:
Ron Perry
12151 Fremont Street #92
Yucaipa, California 92399

WHEN RECORDED RETURN TO:
Ron Perry
12151 Fremont Street #92
Yucaipa, California, 92399

QUIT CLAIM DEED

On October 26, 2011 THE GRANTOR
- Ron Perry, a single person,
for and in consideration of; One Dollar ($1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE:
- Ron Sepehr, 5300 Bellcrest Drive, Antioch, Davidson County, Tennessee, 37013
the following described real estate, situated in Madison, in the County of Davidson, State of Tennessee:

Map/Par: 05104015200

(legal description): LOT 24 AND PT 25 BLK C POWER AND ROTH MADISO PARK SUB

Prior Owner: Kathy Ganus November 18, 1992, $66,000

EXCEPTING AND RESERVING unto Grantor, a 51% interest in all oil, gas, and other minerals, including gravel clay, coal, sand and scoria presently owned by the estate.

EXCEPTING AND RESERVING unto Grantor a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantee shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantee may commit waste on the premises if he desires to do so.

New owner
Mail Tax Statements To:
Ron Sepehr
5300 Bellcrest Drive
Antioch, Tennessee 37013

Current Source of Title
#20061220-0156733

Grantor Signature:

DATED : Oct 26, 2011

Ron Perry
12151 Fremont Street #92
Yucaipa, California 92399

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

On Oct 26, 2011 before me, Elizabeth A. Baker Notary Public, personally appeared Ron Perry, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notary Seal)
Signature of Notary Public

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $1.00

ELIZABETH A. BAKER
COMM. #1882484
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires Mar. 27, 2014

Affiant

Affiant's Name: Ron Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
, Affiant
Subscribed and sworn before me this the
31 Day of Oct., 2011.
, Deputy Register