BILL GARRETT, Davidson County
Trans:T20120023264 DEEDQC
Recvd: 03/30/12 12:41 2 pgs
Fees:12.00 Taxes:0.00
20120330-0027168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Barbara J. Taylor
Affiant

Subscribed and sworn to before me this 8th day of March 2012

Leslie Jestice
Notary Public
State of Tennessee Notary Public Davidson County

My Commission Expires: 3/14

This Instrument Prepared By:

John A. Beam, III
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:

Eric E. Taylor
508 Twin Oaks Circle
Nashville, TN 37211

Send Tax Bills to:

Eric E. Taylor
508 Twin Oaks Circle
Nashville, TN 37211

Map-Parcel Numbers:

0181601500

QUIT CLAIM DEED RESERVING LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS that Michael B. Taylor and Barbara J. Taylor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim their right, title and interest to their son, Eric E. Taylor, retaining the life estate for and during their natural life, in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

LAND in the 10th Civil District of said County, in the Town of Goodlettsville, and shown on a copy of a survey as of record in Book 2026, page 201, Register's Office for said County, and described as follows:

BEGINNING at a point in the south margin of Brick Church Pike, at the northwest corner of the Dozier Tract, being 375 feet, more or less, west from the center line of Brick Church Pike, where the same makes a right hand turn; thence along Dozier's along the west line of a cemetery, south 11° 45' west 210 feet to a stake, and continuing with the Cole cemetery, north 82° 10' West 115 feet to a stake in the east line of the George Bachman lands; thence along said Bachman's line, north 11° 45' east 210 feet to the south margin of Brick Church Pike; thence with the margin of the same, South 82° 10' east 115 feet to the point of beginning, containing .55 acres, more or less.

BEING the same property conveyed to Michael B. Taylor and wife, Barbara J. Taylor, from John Willie Taylor, Jr., Leon Ernest Taylor, and Alexina Taylor Keeling, by Warranty Deed of record in Deed Book 5289, Page 967, and by Decree for Redemption, of as Instrument

This is improved property known as 320 Brick Church Pike, Goodlettsville, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8 day of March, 2012.

Michael B. Taylor

Barbara J. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael B. Taylor and Barbara J. Taylor, , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 8 day of March, 2012.

Notary Public

My Commission expires: 3.3.15

Lesli Leslie State of Tennessee Notary Public Davidson County

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.