BILL GARRETT, Davidson County
Trans:T20120023264 DEEDQC
Recvd: 03/30/12 12:41 2 pgs
Fees:12.00 Taxes:0.00
20120330-0027169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Barbara A. Taylor
Affiant

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

Leslie Jestice
Notary Public

My Commission Expires: 3-16

State of Tennessee Notary Public Davidson County

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:

Phillip E. Taylor
919 Oneida Avenue
Nashville, TN 37207

Send Tax Bills to:

Michael B. Taylor
1313 North 6th Street
Nashville, TN 37207

Map-Parcel Numbers:

07112020300

QUIT CLAIM DEED RESERVING LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS that Michael B. Taylor and wife, Barbara A. 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, Phillip E. Taylor, retaining the life estate for and during their natural life with rights of survivorship, in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 103 on te Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for said County.

SAID Lot No. 103 fronts 60 feet on the north side of Oneida Avenue and runs back between lines 162.4 feet on the west line and 161.7 feet on the east line, to a dead line in the rear on which it measures 60 feet.

BEING the same property conveyed to Michael B. Taylor and wife, Barbara A. Taylor from The Secretary of Housing and Urban Development by Deed of record in Deed Book 4612, Page 437, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 919 Oneida Avenue, Nashville, TN 37207.

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 A. 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 A. 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 8th day of March, 2012.

Leslie Jessie
State of Tennessee Notary Public Davidson County

Notary Public

My Commission expires: 3-3-15

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by their attorney 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.