THE ABOVE SPACE PROVIDED FOR RECORDERS USE ONLY
PREPARED BY:
William G. Simpson
6328 Willow Oak Drive
Nashville, Tennessee 37221

WHEN RECORDED RETURN TO:
William G. Simpson
6328 Willow Oak Drive
Nashville, Tennessee, 37221

BILL GARRETT, Davidson County
Trans:T20120024454 DEEDQC
Recvd: 04/04/12 10:51 3 pgs
Fees:17.00 Taxes:0.00
20120404-0028609

QUIT CLAIM DEED

On April 04, 2012 THE GRANTOR(S),

- William G. Simpson and Elaine R. Simpson (deceased), a married couple,

for and in consideration of: One Dollar ($1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- William G. Simpson, a single person, residing at 6328 Willow Oak Drive, Nashville, Davidson County, Tennessee 37221

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

(legal description): Land in Davidson County, Tennessee, being lot No. 53 on the plan of East Colony at Riverbend, of record in plat book 7900, Page 4, Registers office for said county, to which plan reference is hereby made for a more complete and accurate description. Being the same parcel conveyed to William G. Simpson and Elaine R. Simpson from the Zeitlin Group, by virtue of a deed dated 4/10/1997, recorded 4/16/1997, in deed book 10418, page 720, as instrument No. 029465 County of Davidson, State of Tennessee.

Grantor does hereby grants, bargain and sell all of the Grantor's rights, title, and interest in and to

PICK-UP
T.A.I.

the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This deed is being used to remove deceased spouse name from deed.

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

TERMS OF LIFE ESTATE

Grantor 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. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 156010C05300C0

Mail Tax Statements To:
William G. Simpson
6328 Willow Oak Drive
Nashville, Tennessee 37221

Grantor Signatures:

DATED: April 4, 2012

William G. Simpson
6328 Willow Oak Drive
Nashville, Tennessee, 37221

DATED: April 4, 2012

Elaine R. Simpson (deceased)
by: William G. Simpson, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 4TH day of April, 2012, before me personally appeared William G. Simpson and Elaine R. Simpson (deceased), to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

DOLLY A. TATE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

Title (and Rank)

My commission expires July 17, 2013

Signature and Notary for Quit Claim Deed regarding 6328 Willow Oak Drive

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4 DAY OF April 20 12
Deputy Register

Affiant
Affiant's Name: _____