PICK-UP

BILL GARRETT, Davidson County
Trans:T20120028953 DEEDQC
Recvd: 04/20/12 10:49 2 pgs
Fees:12.00 Taxes:0.00
20120420-0033935

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
JOHN W BOSTIC	SAME	073 - 070 – 180.00
2202-C CABIN HILL ROAD		
NASHVILLE, TN 37214		

THIS QUITCLAIM DEED made this ___ day of APRIL, 2012, between **JOHN W BOSTIC, reserving a life estate**, First Party, and **SARTESSER M. BOSTIC**, Second Party.

Subject to Life Estates retained by **JOHN W BOSTIC**, Grantor, to run consecutively.

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of One and No/100 ($1.00) Dollars, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUITCLAIMED, and does by these presents sell, remise, release and QUITCLAIM unto Second Party, all of First Party's right, title and interest in and to the following described premises, to wit:

LAND LYING AND BEING IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, TO WIT:

BEING LOT NO. 46-A, OF ZONE LOT DIVISION OF LOTS 44, 45, 46, 47, 48, 49, 50, 51, 52, AND 53, SECTION 3, CABIN HILL, OF RECORD IN BOOK 5200, PAGE 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN W BOSTIC BY WARRANTY DEED FROM TWO RIVERS DUPLEXES, A JOINT VENTURE DATED 5/11/05 AND FILED ON 5/12/05 OF RECORD IN INST. NO. 200505120053934, SAID REGISTER'S OFFICE.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, the said First Party hereunder set its hand and seal this 20 day of April, 2012.

John W Bostic
JOHN W BOSTIC

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, the within named **JOHN W BOSTIC** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of APRIL, 2012.

Travis W Neeley
Notary Public

TRAVIS W. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires 10-23-12

I hereby swear or affirm that the actual consideration or true value of the transfer, whichever is greater, is **$0.00**.

John Bostic
Affiant

Subscribed and sworn to before me, this the 20 day of APRIL, 2012.

Travis W. Neeley
Notary Public

My Commission Expires: 10-23-12

TRAVIS W. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY