ADDRESS NEW OWNERS AND
SEND TAX BILLS:

Patricia L. Edwards
405 Lawrence St.
Old Hickory TN 37138

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
44 - 11 - 113

QUITCLAIM DEED CONVEYING A LIFE ESTATE

This instrument is made and entered into this the 27 day of July, 2012, by and between **ROBERT A. LEFTWICH, JR. and wife, LINDA M. LETWICH**, GRANTORS, and **PATRICIA L. EDWARDS**, GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaim to GRANTEE, her heirs, successors and assigns, **a life estate** in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 of Section "A" on the Plan of Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Leftwich, Jr. and wife, Linda M. Leftwich, by deed dated recorded February 11, 2009 in Instrument No. 20090211@011751, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property commonly known as 405 Lawrence Street, Old Hickory, Tennessee 37138.

This life estate shall cease upon the GRANTEE no longer using it as her primary residence.

The GRANTORS are retaining the remainder interest.

Executed on the date first above written.

Robert A. Leftwich Jr.
ROBERT A. LEFTWICH, JR.

Linda M. Leftwich
LINDA M. LEFTWICH

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20120056256 DEEDQC
Recvd: 07/31/12 14:35 2 pgs
Fees:12.00 Taxes:0.00
20120731-0067525

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ROBERT A. LEFTWICH, JR. and wife, LINDA M. LEFTWICH, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of July, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Robert A. Leftwich Jr.
AFFIANT

Subscribed and sworn to before me, this the 27 day of July, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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