QUITCLAIM DEED Reserving a Life Estate

The actual consideration or value for this transfer is $ -0-.

Rosa F Burr
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 8th day of AUGUST, 2012.

NOTARY PUBLIC
My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 08/08/12 15:08 3 pgs
Fees:17.00 Taxes:0.00
20120808-0070823

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
ROSA FRANCES BURR, L.E. JIMMY D. MARTIN 137 Scenic View Dr. Old Hickory, Tennessee 37138	New Owner	044-01-0 / 023.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my son, JIMMY D. MARTIN, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **ROSA F. BURR, un-married**, the GRANTOR herein, reserving for myself a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey unto:

JIMMY D. MARTIN, un-married the GRANTEE herein, his heirs and assigns all my right title and interest in, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in the 4th Civil District, (11th Councilmanic District) of Davidson County, Tennessee being the Southeasterly portion of Lot No. 66 on the Plan of Scenic View Subdivision, not of record, and also called Lot "M" in a re-subdivision of certain Lots in Scenic View Subdivision, said Lot "M" being the Easterly part of Lot No. 66 and described according to a survey made by James L. Murphy, Jr., Surveyor, August 8, 1959, as follows:

BEGINNING at an iron pin in the Northeasterly margin of Havron Avenue in the center of a drainage ditch; thence along said Avenue North 46° 29' West 70 feet to an iron pin; thence leaving said Avenue, North 43° 31' East 170 feet to an iron pin; thence South 46° 29' East 63.80 feet to an iron pin in the center of the drainage ditch; thence along the center of said ditch South 11° 18' West 20.01 feet; thence South 44° 46' West 156 feet to the point of beginning.

Being all the same property conveyed to James E. Burr and wife Rosa F. Burr by Deed from Paul D. Goins and wife Retha Ann Goins, dated May 3rd 1977 and of record in Book 5145, page 498, Register's Office for Davidson County, Tennessee. The said James E. Burr having died May 13, 2007, leaving his widow, Rosa F. Burr as the surviving Tenant by the entirety. The said Rosa F. Burr and Rosa Frances Burr being one and the same person.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

Deed of Trust of Record at Book, 11333 Page 474 ,

This is improved property known as: 137 Scenic View Dr., Old Hickory, TN 37138.

Witness our hands this 8th day of AUGUST, 2012.

Rosa F Burr
ROSA F. BURR

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named ROSA F. BURR, the bargainor(s), 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 official seal at Old Hickory, Tennessee this 8th day of AUGUST, 2012.

NOTARY PUBLIC

My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE TENN

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QUITCLAIM DEED

From: ROSA F. BURR, un-married

To: ROSA FRANCES BURR, For Life, Remainder to: JIMMY D. MARTIN

Property:

137 Scenic View Dr. Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

www.ljelaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Amy D. Gregory the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy D. Gregory
NOTARY PUBLIC

My Commission Expires: 01/07/2013

AMY D. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exp 01/07/2013

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

www.ljelaw.com