BILL GARRETT, Davidson County
Trans:T20120091350 DEEDQC
Recvd: 11/30/12 14:06 2 pgs
Fees:12.00 Taxes:0.00
20121130-0110089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is zero dollars ($-0-).

Vivian L. Hampton
AFFIANT

Subscribed and sworn to before me, this 25 day of October, 2012.

MELINDA G. ROOKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melinda G. Rooker
NOTARY PUBLIC
MY COMMISSION EXPIRES: 08-17-15

This instrument was prepared by: **Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216**

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:-	MAP-PARCEL NUMBERS:
Vivian L. Hampton (LE) **Joe D. Hampton, Jr.** **1900 Rosebank Avenue** **Nashville, TN 37216**	**same as owner**	**073 09 0 146.00**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **VIVIAN L. HAMPTON** for love and affection and no monetary consideration, which is hereby acknowledged, that I, **VIVIAN L. HAMPTON , GRANTOR**, do hereby [convey,] remise, release and forever quitclaim unto my son, **JOE HAMPTON, JR.**, his heirs and assigns, such of my right, title and interest in, and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate **subject to a life estate reserved for VIVIAN L. HAMPTON per the laws of the State of Tennessee**, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Henderson Gardens Section 1, of record in Book 2900, Page 75, Register's Office for said county described as follows:

BEGINNING at a point in the north margin of Rosebank Avenue at the corner of Lots 52 and 53; thence with a line between said lots, northerly 159 feet to a corner of Lot 54; thence with the line between Lots 53 and

54; westerly 147.5 feet to the easterly margin of Upland Drive, thence with the margin of the same, southerly 103.63 feet to the beginning of a curve, southeasterly 39.27 feet to the northerly margin of Rosebank Avenue; thence with the margin of same, 112 feet to the point of beginning.

BEING the same land conveyed to Joe D. Hampton and wife, Vivian L. Hampton, from Twin Lawn Development Company, Inc., a corporation organized and existing under laws of the State of Tennessee, by Warranty Deed dated July 3, 1962, of record in Deed Book 3403, Page 117, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joe D. Hampton and Vivian L. Hampton, Trustees, and their successors in Trust of the Joe D. Hampton and Vivian L. Hampton Revocable Living Trust, from Joe D. Hampton and Vivian L. Hampton, by Quit Claim Deed, dated April 7, 1999, of record in Deed Book 11425, Page 225, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Vivian L. Hampton with rights of survivorship to Joe Hampton, Jr., from Vivian L. Hampton, Trustee for the Joe D. Hampton and Vivian L. Hampton Revocable Living Trust by Quit Claim Deed, dated October 25, 2012, of record in Deed Book *_____, Page _____, in the Register's Office for Davidson County, Tennessee.

*20121030-0099567

This is improved property known as: **1900 Rosebank Avenue, Nashville, TN 37216.**

This instrument and the interest hereby released and quit claimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this 25th day of October, 2012.

Vivian L. Hampton

Vivian L. Hampton, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Melinda G. Rooker, Notary Public**, in and for said County and State, **Vivian L. Hampton,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of October, 2012.

Melinda G. Rooker

NOTARY PUBLIC

MELINDA G. ROOKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 08-17-15