PREPARED BY:
SIDWELL, BARRETT & WELCH, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILSON)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this 19th day of December, 2012.

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

NOTARY PUBLIC
My Commission Expires: 9-2-13

ADDRESS OF NEW OWNER:
Roy Mike Edwards
4510 Illinois Ave.
Nashville, TN 37209

SEND TAX BILLS TO:
Owner

Map/Parcel 91-12-7

BILL GARRETT, Davidson County
Trans:T20130000920 DEEDQC
Recvd: 01/04/13 08:40 2 pgs
Fees:12.00 Taxes:0.00
20130104-0001078

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Nell M. Edwards, Trustee of the Roy W. Edwards and/or Nell M. Edwards, Revocable Living Trust u/a/d August 28, 2004 , ("Grantor")** hereby convey all of their right title and interest to the hereinafter described property to **Roy Mike Edwards, ("Grantee")**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being lots 419 and 421 of Block 88, Plan No. 1 of West Nashville, as shown by Plat of record in Plat Book 57, pages 74 and 75 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and description thereof..

Being the same property conveyed to Roy W. Edwards and Nell M. Edwards, Trustees of the Roy W. Edwards and /or Nell M. Edwards Revocable Living Trust u/a/d August 28, 2004, by Instrument of record at Instrument No. 20041026-0128770, Register's Office for Davidson County, Tennessee. The said Roy W. Edwards having since died leaving Nell M. Edwards as sole Trustee of the Roy W. Edwards and/or Nell M. Edwards Revocable Living Trust u/a/d August 28, 2004.

Edwards, the surviving tenant by the entirety.

The said Nell Edwards and Nell M. Edwards being one in the same.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Nell Edwards

Nell Edwards
aka Nell M. Edwards, Trustee

STATE OF Tennessee
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nell Edwards,* with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 19th day of December, 2012.

Tammy Duncan

Notary Public

My Commission Expires: 4/20/15

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

***aka Nell M. Edwards, Trustee who acknowledges herself to be the Trustee of the Roy W. Edwards and/or Nell M. Edwards Revocable Living Trust u/a/d August 28, 2004**