This Instrument Prepared by :

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street
Nashville, TN 37208

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Michael E. Adams	Same	87-7-33
706 Lischey Ave.		Field Book No.
Nashville, TN 37207		20W-24655

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION of the sum of $0.00, the receipt of which is hereby acknowledged, I, **NANNIE C. ADAMS** (Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto **MICHAEL E. ADAMS** (Grantee) herein, his successors and assigns, all of my interest, in fee simple, except that I shall retain a life estate in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee more fully described as follows:

Being Lot No. 3 on the Map of a Resubdivision of Lots 14 and 15, East Nashville Land Co.'s Plan of Lots, as of record in Book 3500, Page 22, Register's Office for Davidson County, Tenessee.

Being the same property conveyed to Nannie C. Adams, by Affidavit of Heirship, of record in Instrument No. 20130104000 1428, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3368, Page 23, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is improved property known as 706 Lischey Avenue, Nashville, Davidson County, Tennessee 37207.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 19th day of December, 2012.

Nannie C. Adams
NANNIE C. ADAMS

BILL GARRETT, Davidson County
Trans:T20130001218 DEEDQC
Recvd: 01/04/13 14:32 2 pgs
Fees:12.00 Taxes:0.00
20130104-0001429

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 19th day of December, 2012, before me personally appeared **NANNIE C. ADAMS**, 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.

HIVELL L. GLANTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is ZERO ($0.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 19th day of December, 2012.

HIVELL L. GLANTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/2013