BILL GARRETT, Davidson County
Trans:T20130010605 DEEDQC
Recvd: 02/07/13 11:28 2 pgs
Fees:12.00 Taxes:0.00
20130207-0012785

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14
X-0090

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Howell Townes, Jr. 2731 Westwood Drive Nashville, TN 37204	New Owner	Map 119-10 Parcel 153

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, DELORIS G. TOWNES, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to HOWELL TOWNES, JR., hereinafter called the Grantee, his heirs and/or assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 12 on the Plan of Hidden Acres, as of record in Book 1130, Page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 75 feet on the easterly side of Hartford Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Howell Townes, Deloris G. Townes and Howell Townes, Jr., by Deed from Howell Townes, Deloris G. Townes and Phillip Saindon, Trustee of record in Book 5021, Page 992, said Register's Office. The said Howell Townes (Sr.) died on August 6, 1976.

Being improved property known as 2724 Hartford Drive, Nashville, TN 37210.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

The purpose of this Quitclaim Deed is to transfer and convey the life estate that has been held by Deloris G. Townes to Howell Townes, Jr., who was the remainderman, in relation to said life estate thereby vesting complete ownership in fee simple title to Howell Townes, Jr.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5th day of February, 2013.

Deloris G. Townes

STATE OF TENNESSEE)
COUNTY OF Williamson

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deloris G. Townes, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, Franklin, Tennessee, this 5th day of February, 2013.

KATHY POSTON
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Kathy Poston
Notary Public
My Commission Expires: 12-3-14

STATE OF TENNESSEE
COUNTY OF [redacted] Williamson

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

Deloris G. Townes
Deloris G. Townes
Affiant

Subscribed and sworn to before me this 5th day of February, 2013.

KATHY POSTON
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Kathy Poston
Notary Public
My commission expires: 12-3-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.00. Note: This additional affidavit of consideration is executed by the within names Grantee to affirm and confirm the affidavit signed by the Grantor.

Howell Townes, Jr.
Affiant

Subscribed and sworn to before me this 6th day of February 2013

Notary Public
My Commission Expires 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY