QUIT CLAIM DEED (Revised to Correct the Legal Description in Doc ID#20130107-0001566)

Prepared By John G. Doak, Sr., Attorney, 2525-A Lebanon Pike Nashville TN., 37214-2414
BPR No. 002343 – From Unverified Information Supplied By Grantor and Grantees

Grantor: Arthur I. Ebbets (a single person)
Grantees: Arthur I. Ebbets (single) and Schuyler Ebbets (single), as Joint Tenants With Right o
Grantees Address: 4307 Dale Ave., Nashville, TN 37204

Map and Parcel #: Map 131-8 Parcel 100

Send Tax Bills to: Arthur I. Ebbets, 4307 Dale Ave., Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20130080240 DEEDQC
Recvd: 09/17/13 09:14 1 pgs
Fees:12.00 Taxes:0.00
20130917-0097594

State of Tennessee

The actual consideration or value, whichever is greater, is **None (Gift)**

Arthur I. Ebbets
Affiant

SWORN to and subscribed before me originally on 12/18/2012 and again on 09/11/2013

John G. Doak, Sr.
Notary Public

Commission Expiration: 11/15/2016.

JOHN G. DOAK, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The undersigned **Grantor, Arthur I. Ebbets**, as the Trustor, Trustee, and Beneficiary of an Intervivos Revocable Trust Established by him and for himself, on July 30th 1998; as Trustor and "Party of the First Part", named the Arthur I. Ebbets Trust; and, having full power so to do, and being therein so authorized to do, hereby concurrently revokes the said Arthur I. Ebbets Trust and, as the Trustee named therein with full power to transfer and/or convey, and being the sole beneficiary of said Trust (during his lifetime), quitclaims and conveys, all right title and interest the Arthur I. Ebbets Trust has/had in the premises; and likewise as Life Tenant of the life estate that he, Arthur I. Ebbets, personally reserved for himself in the Quitclaim Deed of record in Book 11081 at page 826 RODC) said Grantor quitclaims and conveys said life estate in and to the hereinafter described real property, all unto, the **Grantees herein, Arthur I. Ebbets, single and Schuyler Ebbets, single, as Joint Tenants with Right of Survivorship.**

Land in Davidson County Tennessee, Being 36 on the Map of Glendale Park, Section One of record in Book 1130 page 45 in the Register's Office for said County.

Said Lot 36 fronts 116.56 Ft on the Westerly side of Dale Ave. and runs back between lines 165 feet on the North Line, and 180 feet on the south line to a dead line in the rear, which is a broken line measuring 116.5 feet thereon; and,

Being part of the same real property heretofore conveyed by Arthur I. Ebbets, Party of the First Part, to Arthur I. Ebbets, Trustee of the Arthur I. Ebbets Trust, (an Intervivos Revocable Trust) by Quitclaim Deed of record in Book 11081 Page 826 RODC. (Note: the Grantor therein also reserved unto himself, a life estate in the Premises (which accounts for the underlined "Being Part of", (above).

This is improved real property known as 4307 Dale Ave, Nashville, TN 37204

The purposes of this Instrument are to Revoke the Revocable Intervivos Arthur I. Ebbets Trust and to Revoke the Life Estate Arthur I. Ebbets reserved in Bk 11081 page 826 and to correctly convey 4307 Dale Ave. Nashville TN 37204 (The Premises described above) to **Arthur I. Ebbets (single) and Schuyler Ebbets (single), as Joint Tenants With Right of Survivorship.**

IN WITNESS WHEREOF: Grantor, Arthur I Ebbets, as Trustee of the Arthur I Ebbets Trust, and Arthur I. Ebbets as the "Party of the First Part" (referred to in the quitclaim deed of record in Book 11081 Page 826 RODC) and; as the owner of the Life estate that Arthur I Ebbets reserved for/to himself in the quitclaim deed of record in Book 11081 page 826 RODC, has set his hand, originally on 12/18/2012 and again on 09/11/2013

Arthur I Ebbets
Arthur I. Ebbets, Grantor/Trustor/Trustee/Party of the First Part & Life Tenant.

STATE OF TENNESSEE

Personally appeared before me, John G. Doak, Sr, a Notary Pubic, in and for Tennessee, Arthur I. Ebbets, Grantor, Trustor/Trustee of the Arthur I Ebbets Trust, Party of the First Part, Beneficiary of the Trust, and Owner of the Life estate reserved to to Arthur I. Ebbets in the Quitclaim Deed in Book 11081, Page 826 RODC; and swore to and subscribed this instrument and acknowledged that he, having the power and authority to do so, had executed this instrument for the purposes described therein and as his own free act and deed.

WITNESS my hand and stamp at Nashville, Tennessee originally on 12/18/2012 and again on 09/11/2013

John G. Doak, Sr.
Notary Public

JOHN G. DOAK, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires on 11/15/2016