BILL GARRETT, Davidson County
Trans:T20130087363 DEEDQC
Recvd: 10/09/13 09:59 2 pgs
Fees:12.00 Taxes:0.00
20131009-0105993

New Owner and

This instrument prepared by:
R. Luke Chaffin
204N. Washington Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:
Lori J Ridgeway
5319 Eulala Drive
Nashville, TN 37211

162-05-D
092.00

QUITCLAIM DEED; LIFE ESTATE RETAINED BY GRANTOR

FOR AND IN CONSIDERATION of the love and affection I have for my daughter, Lori J. Ridgeway, **subject however to the estate for life hereby expressly reserve to myself, as Grantor**

EARNEST C. McCLAIN, surviving spouse of Wanda E. McClain, and unmarried, hereinafter referred to as "Grantor", whether one or more, has this day bargained and sold and do hereby transfer and convey unto

LORI J. RIDGEWAY,
her heirs and assigns, hereinafter referred to as "Grantee", whether one or more, subject however to the life estate hereby expressly reserved to Earnest C. McClain so long as he may live, all his right, title and interest in and to certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Section 1, Hickory Valley Subdivision, as of record in book 4175, page 75 and amended in Book 4398, page 803, Register's office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

This property is all or a portion of that listed on Map 162-5, Parcel 92.

The previous and last conveyance and/or the Grantors' source of equitable interest for the property hereinabove described is: By a Warranty Deed from Horace S. Broyles and wife, Billie S. Broyles, to Earnest C. McClain and wife, Wanda E. McClain recorded as Instrument #20030618-0084213 Register's Office for Davidson County, Tennessee. Wanda E. McClain was deceased on 2-20-06 as a resident of Davidson County, Tennessee.

SOURCE OF DESCRIPTION: This is the same description as the previous and last conveyance.

The 2013 property taxes and/or assessments shall be prorated as of the date of closing, and Grantee shall be responsible for all such taxes and/or assessments thereafter.

Signed this 7th day of October, 2013.

Earnest C. McClain
EARNEST C. McCLAIN

STATE OF TENNESSEE
COUNTY OF Davidson

The consideration of this conveyance is $-0-.

Affiant

Sworn to and subscribed before me this 9th day of October, 2013.

~~My Commission Expires:~~

~~NOTARY PUBLIC~~ L. Chandler, Dep. Reg

STATE OF TENNESSEE)
COUNTY OF Putnam)

Personally appeared before me, a Notary Public in and for said county and state, Earnest C. McClain, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of October, 2013.

NOTARY PUBLIC

MICHELE HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

My Commission Expires:
2-22-2017