QUITCLAIM OF FUTURE INTEREST

This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Rd.
Nashville, TN 37216

(Based on information provided by the parties.)

BILL GARRETT, Davidson County
Trans:T20140071739 DEEDQC
Recvd: 09/24/14 15:34 2 pgs
Fees:12.00 Taxes:0.00

20140924-0088018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00.

Earl Hunter Scales III

AFFIANT

Subscribed and sworn to before me this 22 day of September, 2014.

KAREN BURNETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Comm Expires: 12-6-16

Address New Owner as follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Earl H. Scales, III Roberta Scales, LE 1017 West Trinity Lane Nashville, TN 37218	**Same as Owner**	**70-6-31**

QUIT CLAIM DEED (FUTURE INTEREST ONLY)

KNOW ALL MEN BY THESE PRESENTS that **EARL H. SCALES, III**, for and in consideration of the sum of One and No/100 Dollars (**$1.00**), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby convey, remise, release, and forever quitclaim upon my death unto my six (6) children, **DION SCALES, DEREK SHELTON, DARIN SCALES, ANDRE SCALES, DETTRA SCALES MITCHUM AND DEREL SCALES,** in equal shares, their heirs and assigns, subject to Life Estate for **ROBERTA SCALES**, all of my right, title and interest in and to a certain tract of land in Davidson County, Tennessee, being Map and Parcel No. 70-6-31, to wit, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 9 on the unrecorded Plan of the Subdivision of the J. S. Spurlock Land described according to a survey made by John Kohl and Company, April 28, 1981; and described according to a survey made by John B. Kohl, III, dated March 13, 1986, as follows:

Beginning on the northerly margin of West Trinity Lane (formerly Young's Lane), at a point 676 feet west of he westerly margin of the Old Buena Vista Pike, said point being the corner of Lots No. 8 & 9; thence with the line between said two lots, northerly 533 feet; thence West 75 feet; thence South 543 feet to the northerly margin of West Trinity Lane; thence with said Lane, easterly 75 feet to the beginning.

Being the same property conveyed to Earl H. Scales, III, unmarried, by deed from Jimmy Norman and wife, Sue Norman, of record in Book 6833, page 360, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1017 West Trinity Lane, Nashville, TN 37218.

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

This conveyance becomes effective after my death, at which time, the property becomes the property of my six (6) children, **DION SCALES, DEREK SHELTON, DARIN SCALES, ANDRE SCALES, DETTRA SCALES MITCHUM AND DEREL SCALES**, in equal shares, per stirpes, subject to a life estate in and to the above-described property to my wife, **ROBERTA SCALES,** who will retain the right to occupy the home until her death, with the understanding that she will be responsible for any and all upkeep, maintenance, homeowners' insurance, property taxes and any other costs and expenses associated with the upkeep and maintenance of the property.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 22 day of September, 2014.

Earl H Scales III

EARL H. SCALES, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **KAREN BURNETTE**, a Notary Public, in and for said County and State, **EARL H. SCALES, III,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 22 day of September, 2014.

Karen Burnette

NOTARY PUBLIC

KAREN BURNETTE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 12-6-16