This instrument prepared by:
Dennis Clifton Wright, Attorney
P. O. Box 218
Madison, Tennessee 37116-0218

Davidson County DEEDQC
Recvd: 11/14/14 10:21 3 pgs
Fees:17.00 Taxes:0.00
20141114-0105174

QUITCLAIM DEED

Address new owner as:
Mizella B. Stone
916 Bresslyn Road
Nashville, TN 37205-1243

Send tax bills to:
Same

Map-Parcel
Map 43-6
Par 288

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mizella B. Stone, have this day bargained and sold, and do hereby transfer, convey and quitclaim to Carol Cobin, for her life, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Madison Park, Section VII, as of record in Book 4300, page 84, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 159 fronts 74.14 feet on the southerly margin of Roosevelt Avenue and extends back 133.6 feet on the westerly line and 126.6 feet on the easterly line to a deadline in the rear measuring 51.2 feet thereon.
>
> BEING the same property devised to Mizella B. Stone by the Will of John W. Estes, Jr. of record Instrument Number 20141107-0103191, Register's Office for Davidson County, Tennessee.

This is improved property known as 556 Roosevelt Avenue, Madison, Davidson County, Tennessee.

Carol Cobin, as the life tenant, shall make all ordinary and reasonable repairs to the real property. Ordinary repairs shall be considered to be those that are necessary, that continuously arise in the maintenance of property, and that do not substantially increase the value of the property.

If Carol Cobin, the life tenant,
(1) fails to exercise ordinary care for the preservation and protection of the life estate or if she in any manner willfully commits waste on the described property, or

(2) shall voluntarily attempt to sell or encumber the life estate in the described property, or shall apply, or permit application to be made, to any court for an order to sell such life interest in the described property, or

(3) becomes insolvent or bankrupt, or if the described property is attached for the debts of Carol Cobin, or

(4) allows a person of the opposite sex to occupy any part of the real property, or should she cease to occupy the real property as her principal residence, then

her life estate shall at once terminate, and the estate provided in this deed shall immediately vest in Mizella B. Stone, her heirs and assigns.

WITNESS my hand this 13 day of November 2014.

Mizella B Stone
MIZELLA B. STONE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mizella B. Stone, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November 2014.

NOTARY PUBLIC

DENNIS WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires NOV 3, 2015

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Margaret Wright
AFFIANT

Subscribed and sworn to before me, this 14th day of November 2014.

NOTARY PUBLIC

DENNIS WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires NOV 3, 2015

Certificate of Authenticity

I, Dennis Wright, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dennis Wright

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Cheri Harvieux, a notary public for this county and state, Dennis Wright who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
7-2-2018

CHERI HARVIEUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY