QUITCLAIM DEED

BOOK 4778 PAGE 432

NEW OWNERS:

A. G. Caldwell, et ux
6215 Clarksville Highway
Joelton, Tennessee

SEND TAX BILLS TO:

Same

JAN-4 MISC A* 8.00 8.00

WHEREAS, Albert Garner Caldwell and wife, Ruby E. Caldwell own as tenants by the entirety the fee simple title to certain real property situated in Davidson County, Tennessee, as hereinafter described; and,

WHEREAS, the said Albert Garner Caldwell and wife, Ruby E. Caldwell are now renting and desire to continue renting said property to Cabinets by Caldwell, Inc., a Tennessee Corporation; and,

WHEREAS, the said Albert Garner Caldwell and wife, Ruby E. Caldwell desire to continue to own said property and to guarantee and insure the vesting of fee simple title to said property in the corporation; and,

WHEREAS, the said Albert Garner Caldwell and wife, Ruby E. Caldwell realize that the intents and purposes as hereinbefore stated can best be carried out by a conveyance of said property to a Trustee for the express purpose of a re-conveyance to the said Albert Garner Caldwell and wife, Ruby E. Caldwell for a life estate with the remainder to Cabinets by Caldwell, Inc. in fee simple.

NOW THEREFORE, in an effort to carry out the intents and purposes as hereinbefore stated, the said Albert Garner Caldwell and wife, Ruby E. Caldwell have agreed to convey said property to a Trustee for the express purpose of a re-conveyance to create a life estate in the said Albert Garner Caldwell and wife, Ruby E. Caldwell as tenants by the entirety with the remainder to Cabinets by Caldwell, Inc. in fee simple.

For and in consideration of the sum of TEN ($10.00) DOLLARS cash in hand paid, receipt of which is hereby acknowledged,

and for the express purpose of making a re-conveyance to Albert Garner Caldwell and wife, Ruby E. Caldwell, to create a life estate as tenants by the entirety with the remainder to Cabinets by Caldwell, Inc., a Tennessee corporation, in fee simple,

We, Albert Garner Caldwell and wife, Ruby E. Caldwell, by these presents, do hereby transfer and convey unto C. Edward Coomer, Trustee, his successors and assigns in trust, the following described tract or parcel of land, to-wit:

> Beginning at a monument set in the southerly margin of Clarksville Pike, said point being the northeast corner of the property conveyed to Caldwell Furniture Shop, Inc., by deed from Albert Garner Caldwell and wife, of record in Book 4321, page 349, Register's Office for said County; thence with said margin of said Pike, South 59° 30' East, 135.1 feet to a monument; thence leaving said Pike, South 18° West, 187.5 feet to a point; thence North 73° West, 50 feet to a stake; thence South 18° West, 150 feet to a stake; thence South 73° East, 100 feet to a stake; thence South 18° West, 185.2 feet to a Beech and Oak grown together; thence North 71° West, 232.5 feet to an iron pin; thence North 22° 30' East, 548 feet to the point of beginning.
>
> Being part of the same property conveyed to A. G. Caldwell and wife, Ruby E. Caldwell, by deed from Billy Wayne Caldwell and wife, Juanita Caldwell, of record in Book 3618, page 185, Register's Office for Davidson County,Tennessee.

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

And now, I, the said C. Edward Coomer, Trustee, for the express purpose of carrying out the intent of this conveyance according to the terms as hereinbefore stated, do hereby transfer and convey unto the said Albert Garner Caldwell and wife, Ruby E. Caldwell, as tenants by the entirety, a life estate in the hereinabove described property with the remainder interest in fee simple to Cabinets by Caldwell, Inc., a corporation.

It is expressly agreed, intended and understood that the said Albert Garner Caldwell and wife, Ruby E. Caldwell, the lawful owners and holders of a life estate in said property shall have the right to live, possess and remain on said property as

well as the right to lease or rent said property during their tenancy.

This re-conveyance is made subject to such limitations, restrictions, and encumbrances as may affect the premises and is a conveyance only of such interest as is vested in me, C. Edward Coomer, Trustee, in trust from Albert Garner Caldwell and wife, Ruby E. Caldwell.

IN WITNESS WHEREOF, we, Albert Garner Caldwell and wife, Ruby E. Caldwell and C. Edward Coomer, Trustee, have set our hands to this instrument of conveyance on this the 7 day of May, 1973.

Albert Garner Caldwell
Albert Garner Caldwell

Ruby E. Caldwell
Ruby E. Caldwell

C. Edward Coomer
C. Edward Coomer, Trustee

THIS INSTRUMENT WAS PREPARED BY:

C. Edward Coomer
Attorney at Law
15th Floor, Third National Bank Bldg.
Nashville, TN 37219

Mail to

STATE OF)

COUNTY OF)

Personally appeared before me, Betty Faye Hunt, a Notary Public in and for said County and State, the within named ALBERT GARNER CALDWELL and wife, RUBY E. CALDWELL, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 1973.

Betty Faye Hunt
Notary Public

My commission expires:
5/7/74

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Betty Faye Hunt a Notary Public in and for said County and State, the within named C. Edward Coomer, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 7th day of May, 1973.

Betty Faye Hunt
Notary Public

My commission expires:
5/7/74

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ NONE

C. Edward Coomer
Affiant

Subscribed and sworn to before me, this the 7th day of May, 1973,

Betty Faye Hunt
Notary Public

My commission expires:
5/7/74

IDENTIF. REFERENCE

JAN 4 3 25 PM '74
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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