BOOK 5019 PAGE 703

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

Callie Snow Rice, femme sole,

AND

TO Robert H. Polk, Trustee

FROM

Robert H. Polk, Trustee

TO Margrette Rice Strain, Hubert W. Rice, Alma Rice Polk and Callie Snow Rice

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Callie Snow Rice (NAME)	Same (NAME)	
1423 McAlpine Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	72-4
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	315 pm

Mail

THIS INSTRUMENT WAS PREPARED BY

Robert H. Polk
Attorney at Law
711 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ None

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 1976

Notary Public

MY COMMISSION EXPIRES: 8-30-77

(AFFIX SEAL)

RECEIVED FOR REGISTRATION APR 28 9 47 AM '76 REGISTER DAVIDSON COUNTY, TENN.

D 46687

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple title subject to a life estate,

~~We~~ I, Callie Snow Rice, femme sole,

by these presents do hereby quitclaim and convey unto Robert H. Polk, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 23 of Block "C" on the map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.
Said Lot No. 23 fronts 100 feet on the easterly side of McAlpine Avenue and runs back between parallel lines 175 feet to a dead line.
Being the same property conveyed to A. P. Duncan and wife, Trannie Duncan by deed from A. C. Breast and wife, dated May 13, 1935, and recorded in Book 967, page 352, said Register's Office.
Being the same tract or parcel of land conveyed to A. H. Rice, et ux by deed from A. P. Duncan, et ux, of record in Deed Book 982, page 85, R.O.D.C., Tennessee.
This conveyance is subject to the life estate specifically retained by Callie Snow Rice for and during the period of her natural life.

This is ( ) unimproved (X) improved property, known as 1423 McAlpine Avenue, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

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And now, I, the said Robert H. Polk, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Callie Snow Rice for the duration of her natural life and then in fee simple, in equal parts, to Margrette Rice Strain, Hubert W. Rice, and Alma Rice Polk,

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

APR 28 MISC $ 4.00 * 4.00

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of April, 19 76.

Callie Snow Rice

Robert H. Polk

Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rolande R. Demonbreun, a Notary Public in and for said County and State, the within named, Callie Snow Rice, the Bargainor 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 27th day of April, 19 76

Rolande R. Demonbreun
Notary Public.

My commission expires: 8-30-77

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rolande R. Demonbreun, a Notary Public in and for said County and State, the within named Robert H. Polk, 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 27th day of April, 19 76

Rolande R. Demonbreun
Notary Public.

My commission expires: 8-30-77