Send tax bill to:
Mrs. Geraldine Hagewood
2805 McGavock Pike
Donelson, Tennessee

Map 73-3-1.P

BOOK 5229 PAGE 101

QUITCLAIM DEED

DEC-2[illegible] MISC B* 6.00 * 6.00

Whereas, I, Mrs. Geraldine F. Hagewood, own certain real property in fee simple in Davidson County, Tennessee, which is more fully described below:

Whereas, it is expressly agreed and understood by all the parties to this instrument that the title to said real property is to remain in Mrs. Geraldine F. Hagewood for and during her natural life.

Whereas, I now desire to quitclaim all my interest in said real property subject to my life estate to my daughters, Jimmie Kaye Hagewood Cook and Patricia Hagewood Richburg, in fee simple to hold as tenants in common.

But the grantor, Mrs. Geraldine F. Hagewood, reserves for herself a life estate for and during the period of the natural life of the grantor, Mrs. Geraldine F. Hagewood, and this conveyance is subject to said reserved life estate.

Therefore, for and in consideration of the sum of ten ($10.00) dollars and other good and valuable considerations, receipt of which are hereby acknowledged, I, by this instrument, do, for the purpose of vesting in them all my rights, title, and interest subject to my life estate, do grant, bargain, sell, quitclaim and convey unto my daughters, Jimmie Kaye Hagewood Cook and Patricia Hagewood Richburg, their heirs and assigns, all of the right, title and interest now held by me subject to my life estate in said real property located in Davidson County, Tennessee and more fully described as follows,

to wit:

> Being Lot No. 89 on the Map of Sutherland Heights, Section II, of record in Book 2663, page 58, Register's Office for said county, described as follows:
> BEGINNING at a concrete monument in the south margin of McGavock Pike and runs thence North 19° 1' West 170.6 feet along sais margin to another concrete monument thereon; thence North 6° 27' West 50 feet; thence north 74° East 175.7 feet; thence southerly parallel to McGavock Pike, 235.1 feet to a point in the northerly margin of Plesant Green Road, thence with said margin, the beginning of a curve; thence around said curve, having a radius of 25 feet, 39.27 feet to a point of beginning. Being the same property conveyed to A. L. RHOTEN and L. T. WALTON (Walton-Rhoten Company) by deed from Western Hills Development Company, of record in Book 2855, page 557, said Register's Office.

As described by a deed appearing on Book 2929, Page 77 of A. L. Rhoten and L. F. Walton, grantors, to James T. Hagewood and wife Geraldine F. Hagewood, grantees.

Said tract of land is encumbered by the balance of indebtedness secured by a deed of trust to Herschel Greer and Guaranty Mortgage, Trustees, of record in Book 5279 page 279 , Register's Office for Davidson County, Tennessee and same is unencumbered, except as hereinbefore stated.

To Have And To Hold the said tract or parcel of land, with the appurtenances, estates, titles and interest thereto belonging, to the said Jimmie Kaye Hagewood Cook and Patricia Hagewood Richburg, their heirs and assigns, forever.

And I do covenant with the said Jimmie Kaye Hagewood Cook and Patricia Hagewood Richburg that I am lawfully seized and possessed of said land and have a good right to convey my interest therein.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Jimmie Kaye Hagewood Cook and Patricia Hagewood Richburg, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand, this 11th day of November, 1977

Geraldine F Hagewood
Mrs. Geraldin F. Hagewood

E 39831

T
IDENTIF. REFERENCE

DEC 2 11 26 AM '77
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

Personally appeared before me, Robin J. Parker, a Notary Public in and for said county and state, the within named Mrs. Geraldine F. Hagewood, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 11th day of November, 1977.

Robin J. Parker
Notary Public

My Commission Expires: 2/7/79

This instrument prepared by:

Henry F. Todd, Jr.
Attorney at Law
711 J. C. Bradford Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS
$ 10.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 2nd DAY OF Dec 1977
Deputy Register