File First - Abstract
1744 Rev

Send tax bill to:
Mrs. Geraldine F. Young
2805 McGavock Pike
Donelson, TN.

Map & Parcel No. 73-3-1
Field Book No. 3DZ-43232

BOOK 5386 PAGE 759

QUITCLAIM DEED

Whereas, Mrs. Geraldine F. Hagewood, owner in fee simple of the hereafter described real property in Davidson County, Tennessee, did on November 11, 1978, by deed recorded in Book 5229, Page 101, Register's Office for Davidson County, Tennessee, convey unto her two daughters, Jimmie Kaye Hagewood Cook and Patricia Hagewood Richburg, a remainder interest in said property, reserving unto herself a life estate therein; and

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Whereas, said Mrs. Geraldine F. Hagewood is now the wife of Harold Cope Young; and

Whereas, the re-execution of said deed by the undersigned is required as a condition to the approval and completion of a mortgage loan on said property; and

Whereas, it is expressly agreed and understood by all parties to this instrument that Mrs. Geraldine F. Hagewood Young has retained and will hereafter retain a life estate in said property for and during her natural life; and

Whereas, the undersigned Geraldine F. Hagewood Young and husband, Harold Cope Young, desire to quitclaim all of their interest in said real property, except said life estate of Geraldine F. Hagewood Young to said Jimmie Kaye Hagewood Cook and Patricia Hagewood Richburg, in fee simple and as equal tenants in common;

But the grantors, Geraldine F. Hagewood Young and husband, Harold Cope Young reserve unto said Geraldine F. Hagewood Young a life estate in said real property for and during the natural life of said Geraldine F. Hagewood Young, and this conveyance is made subject to said reserved life estate; now

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ -0-. This is equal to or greater than the property would bring at a fair and voluntary sale.

Geraldine Hagewood Young

Sworn to and subscribed before me this 16th day of January, 1979.

DOROTHY A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires 8-13-80 Notary Public Dorothy A. Wilson

Therefore, in consideration of the premises and the sum of ten ($10.00) dollars and other good and valuable considerations, the receipt of which are hereby acknowledged, we, the undersigned Geraldine F. Hagewood Young and husband, Harold Cope Young, by this instrument and for the purpose of vesting in them all our rights, title, and interest except said life estate, do grant, bargain, sell, quitclaim and convey unto the said Jimmie Kaye Hagewood Cook and Patricia Hagewood Richburg, their heirs and assigns, all of our right, title and interest except said life estate in and to said real estate located in Davidson County, Tennessee and more fully described as follows:

"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 said 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 Pleasant Green Road; thence with said margin westerly 161.3 feet to a concrete monument in said margin, the beginning of a curve; thence around said curve, having a radius of 25 feet, 39.27 feet to the 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.

The above described property is being conveyed subject to restrictions in Book 2795, page 97, said Register's Office.

And being the same property conveyed to James T. Hagewood and wife, Geraldine F. Hagewood, by deed of A. L. Rhoten and L. F. Walton of record in Book 2929, page 77, said Register's Office.

And being the same property vested in Geraldine F. Hagewood by a divorce decree of the Fourth Circuit Court of Davidson County, Tennessee, dated November 19, 1974, and recorded in Book 5222, page 680, said Register's office;

And being the same property a remainder interest in which was conveyed to said Jimmie Kaye Hagewood Cook and Patricia Hagewood Richburg by quitclaim deed of Mrs. Geraldine F. Hagewood recorded in Book 5229, page 101. said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging, except for the life estate herein reserved, to the said Jimmie Kaye Hagewood Cook and Patricia Hagewood Richburg as equal tenants in common, their heirs and assigns forever.

And we do covenant with the said Jimmie Kaye Hagewood Cook and Patricia Hagewood Richburg that we are lawfully seized and possessed of said land as aforesaid and have a good right to convey the interest herein conveyed.

And we do further covenant and bind ourselves, our 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 except for the life estate herein reserved.

F. I. 0. 2. 9. 6.

IDENTIF. REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Witness our hands, this 8th day of January 1979

Harold C Young

Geraldine Hagewood Young

State of Tennessee
Davidson County

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Geraldine F. Hagewood Young and husband, Harold Cope Young, the grantors, 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 16th day of January, 1979.

Dorothy A. Wilson
Notary Public

My Commission expires 8-13-80

DOROTHY A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument prepared by:
Henry F. Todd, Jr.
Attorney at Law
711 J.C. Bradford Bldg.
Nashville, TN 37219

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