This instrument prepared by
Peter H. Curry
Attorney at Law

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QUITCLAIM
LIFE ESTATE
CONVEYANCE

Map 81-7
Parcel 99

BOOK 5398 PAGE 778

This deed, made and entered into this 26 day of February, 1979, by and between William A. Stuart and wife Willie Mae Stuart, Grantors, and James Fuqua and wife Ella Corena Fuqua, Grantees, all of Davidson County, Tennessee;

WITNESSETH, THE Grantors, for and in consideration of the love and affection of the Grantees, and the sum of One ($1.00) Dollar, to them paid in hand, have bargained and sold and by these presents convey unto the Grantees, for and during the life of the Grantees, a certain tract or parcel of land lying in Davidson County Tennessee, more particularly described as follows:

> "Land in Davidson County, Tennessee, being Lots 5 and 6 in Ira Crandall's Subdivision of Lots 4 and 15 in Owen's Buena Vista Plan, as of record in Book 17, Page 297, Register's Office for said Count. Said Lots front 50 feet each making a total of 100 feet on the west sie of Sangster Street or 12th Avenue North and run bak between parallel lines, 130 feet to an alley. Being the same property conveyed to William A. Stuart and wife Willie Mae Stuart, from Sue T. Carr, widow, of record in Book 4151, Page 219, Register's Office for Davidson County, Tennessee.

To have and to hold said lands and premises, known as 2009 12th Avenue North, together with all privileges and appurtenances thereunto belonging, to them the Grantees for and during the natural lives of each Grantee, but no longer. Provided, however, in the event that either of the Grantees should remarry, the life estate granted herein shall extinguish immediately and this conveyance shall be of no force or effect.

In testimony whereof, the Grantors have hereunto set their signatures the day and year first above written.

William A. Stuart

Willie Mae Stuart

State of Tennessee
County of Davidson

On this 26 day of February, 1979, before me personally appeared the Grantors herein, known to me personnally, and acknowledged the execution of this instrument. Witness my hand and official seal.

My Commission expires:

Notary

My Commission Expires April 18, 1982

F. I. S. T. I. O.

T
IDENTIF. REFERENCE

FEB 26 3 06 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5398 PAGE 779

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER,~~ FOR THIS TRANSFER IS
$ 100

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 26th DAY OF Feb 1979.

Deputy Register