QUITCLAIM DEED

BOOK 5834 PAGE 983

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jeanette R. Flatt Beverly R. Smith (NAME)	Johnie M. or Beatrice G. Ritchey (NAME)	44-14
c/o 1309-8th Street	1309-8th Street	Par 116 Tr
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tenn. 37138	Old Hickory, Tenn. 37138	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Jeanette R. Flatt and Beverly R. Smith, but subject to the life estates which are hereinafter reserved,

We, Johnie M. Ritchey and Beatrice G. Ritchey

by these presents do hereby quitclaim and convey unto Stanley D. Smith, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:* House and Lot known as 1309-8th Street; Being Lot #54 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948, in Book 1424, Page 75, in Register's Office for Davidson County, Tennessee; fronting 85 feet on Eighth Street and containing 0.33 acres, more of less;

SUBJECT to and/or reserving two permanent easements for utilities, one 10 ft. wide and one 2.5 ft. wide; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved; all as shown on said recorded plan;

BEING the same property conveyed to Johnie M. Ritchey and wife, Beatrice Gragg Ritchey, by deed from E. I. duPont de Nemours and Company, a Delaware corporation, of record in Book 1646, page 253, Register's Office of Davidson County, Tennessee.

The said grantors hereby expressly reserve unto themselves an estate in the above-described property for and during their natural lives.

In addition to the aforesaid reservation, this conveyance is made subject to the restrictions and easements, if still applicable, which are contained in said deed of record in Book 1646, page 253, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of July, 19 80

My commission expires: April 18, 1982

(Affix Seal) Notary Public

This is unimproved ( ) improved (X) property, known as 1309 (House Number) Eighth Street, (Street) Old Hickory, Tennessee 37138 P. O. Address: (City) (State) (Postal Zip)

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

And now, I, the said Stanley D. Smith, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Jeanette R. Flatt and Beverly R. Smith

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.*

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 26th *day of* July, 19 80.

THIS INSTRUMENT WAS PREPARED BY:

Stanley D. Smith
205 Anthony Ave
Old Hickory

Johnie M. Ritchey
Johnie M. Ritchey

Beatrice Gragg Ritchey
Beatrice Gragg Ritchey

Stanley D. Smith
Stanley D. Smith, Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, **the undersigned** , a Notary Public in and for said County and State, the within named, **Johnie M. Ritchey and Beatrice Gragg Ritchey** 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 **26th** day of **July** , 1980

Bernest Kelley
Notary Public

My commission expires: **April 18, 1982**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned** , a Notary Public in and for said County and State, the within named **Stanley D. Smith** , 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 **26th** day of **July** , 1980

Bernest Kelley
Notary Public

My commission expires: **April 18, 1982**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS $ NONE

Stanley D. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 1980.

Deputy Register

G01-588

IDENTIF. REFERENCE

AUG 8 1 58 PM '80

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

RUSH

QUITCLAIM

Deed

Johnie M. Ritchey
and Beatrice Gragg Ritchey

Stanley D. Smith, Trustee

Stanley D. Smith, Trustee

Jeanette R. Flatt and
Beverly R. Smith

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1331
NASHVILLE, TENNESSEE 37238