THIS INSTRUMENT PREPARED BY:

Gary D. Copas
Attorney at Law
216 Third Avenue North
Nashville, TN 37201

BOOK 6962 PAGE 568

SEND TAX BILLS TO:

LAWRENCE W. WOODARD, ET UX
5438 LICKTON PIKE
GOODLETTSVILLE, TN 37072

Map No.: 33

Parcel No.: 59 P/O

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18th DAY OF August 1986

Deputy Register

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, including the love and affection we have for our son, LAWRENCE W. WOODARD, a Grantee herein, we FRED W. WOODARD and wife, NELLIE C. WOODARD, do hereby quitclaim and convey to LAWRENCE W. WOODARD and wife, MARGARET JOYCE WOODARD, as tenants by the entirety, all our interests in and title to, the following property, SUBJECT to, and RESERVING unto us a LIFE ESTATE therein, said property being described to-wit:

> LAND in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, being a portion of Tract "E" of the John Butterworth Tract on a survey by Hickerson-Miller-Engineers-Surveyors, dated March 28, 1957, and being a part of the property described in the deed of record in Book 3308, Page 250, in the Register's Office of Davidson County, Tennessee, according to a survey by Odo E. Rhodes, dated September 30, 1961; the land herein conveyed being described as follows:
>
> BEGINNING at an iron pin in the western margin of Lickton Pike, being 237 feet north from the south-east corner of the property conveyed to Fred W. Woodard and wife, Nellie C. Woodard, by deed from M. C. Webb, Jr., and wife, Mary M. Webb, as of record in Book 3308, Page 250, in the Register's Office of Davidson County, Tennessee; thence leaving the western margin of Lickton Pike and running North 70° West 837 ft. with Webb's line to an iron pin; thence in a southwesterly direction along the eastern boundary of the property of Lawrence W. Woodard and wife, Margaret Joyce Woodard, described in the deed of record in Book 6620, Page 889, in said Register's Office, 154 ft. to an iron pin in the said eastern boundary line; thence leaving said eastern boundary line in an easterly direction 379 ft. to an iron pin, located 144 ft. 6 inches from the northern boundary line of the property herein conveyed; thence continuing

in an easterly direction 472 ft. to an iron pin in the western margin of Lickton Pike; thence North 18° 15' E with said margin of Lickton Pike 118 feet 6 inches to the point of beginning.

BEING part of the same property conveyed to Fred W. Woodard and wife, Nellie C. Woodard by deed from M. C. Webb, Jr. and wife, Mary M. Webb, recorded October 31, 1961, in Book 3308, Page 250, in the Register's Office of Davidson County, TN.

BOOK 6962 PAGE 569

SUBJECT to the existing 12 foot right-of-way running from Lickton Pike across the land herein conveyed to the said east boundary line of the property of Lawrence W. Woodard and wife, Margaret Joyce Woodard, described in Deed of record in Book 6620, Page 889, in said Register's Office; said Easement having heretofore been conveyed and quitclaimed to the Grantees herein in the said deed of record in Book 6620, Page 889, in said Register's Office.

THIS conveyance is expressly SUBJECT to the RESERVATION unto the Grantors, Fred W. Woodard and wife, Nellie C. Woodard, of a LIFE ESTATE in said property, to have and to hold the same unto the said Fred W. Woodard and wife, Nellie C. Woodard, and their assigns for and during their natural lives and upon the death of the survivor of them unto the said Lawrence W. Woodard and wife, Margaret Joyce Woodard, their heirs and assigns forever; it being the express intent of the Grantors that said reservation shall terminate upon the death of the surviving Grantor thereby vesting the remaindermen Grantees, their heirs and assigns, with fee simple title in the property herein conveyed.

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

WITNESS our hands this 27 day of AUGUST, 1986.

363990

IDENTIFICATION REFERENCE

Aug 28 1 05 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Fred W Woodard
FRED W. WOODARD

Nellie C Woodard
NELLIE C. WOODARD

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 bargainors, FRED W. WOODARD and wife, NELLIE C. WOODARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in NASHVILLE, Tennessee, this 27 day of AUGUST, 1986.

GARY D. COPAS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Gary W Copas
NOTARY PUBLIC

My Commission Expires: 11-30-88