Form No. WD-6

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BOOK 7392 PAGE 903

**FROM** Lorene Vansel Sanford **AND** Ronald K. Nevin

**TO** Ronald K. Nevin **TO** Jacky R. Vansel, and William C. Vansel

# QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jacky R. Vansel and William C. Vansel (NAME) | Same (NAME) | 8-68 |
| 3929 Baxter Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Joelton, Tennessee 37080 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin
Attorney At Law
2108 Parkway Towers
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 19 91.

Notary Public

MY COMMISSION EXPIRES: 3-21-95

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a life estate in Lorene Vansel Sanford with an undivided 1/2 remainder interest each in Jacky R. Vansel and William C. Vansel.

We, Lorene Vansel Sanford and James Sanford

by these presents do hereby quitclaim and convey unto Ronald K. Nevin, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey by John B. Bates, dated January 13, 1976, and more fully described as follows:

A tract or parcel of land beginning in the southerly margin of Baxter Road at an iron pin, said beginning point being North 81 degrees 20 minutes West 60 feet; North 53 degrees 15 minutes West 190.0 feet; North 63 degrees west 350 feet to an iron pin in the northeast corner of property conveyed to Paul T. Edwards in Book 4218 Page 98, Register's Office for Davidson County, Tennessee; thence south 27 degrees West 1310.0 feet to an iron pin; thence South 82 degrees 30 minutes West 175.0 feet to an iron pin; thence North 27 degrees East 1360.0 feet to an iron pin in the southerly margin of Baxter Road; thence with the southerly margin of Baxter Road South 81 degrees 20 minutes East 150.0 feet to the point of beginning, containing 4.29 acres, more or less.

Being part of the same property conveyed to Cecil Vansel and wife Lorene Vansel by deed from Edna Lee Thomas of record in Book 5001, page 570 Register's Office Davidson County, Tennessee, the said Cecil Vansel having since died and the said Lorene Vansel having remarried.

This is unimproved ( ) improved (X) property, known as 3929 Baxter Road, Joelton, Tennessee 37080
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said Ronald K. Nevin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Lorene Vansel Sanford a life estate with remainder over to Jacky R. Vansel and William C. Vansel an undivided 1/2 interest each as tenants in common,

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 2nd day of November, 1987.

Lorene Vansel Sanford

James M Sanford

Ronald K Nevin
Trustee.

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, Lorene Vansel Sanford and James Sanford, the Bargainors, 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 2nd day of November 1987.

Notary Public.

My commission expires: 4-19-89

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 Ronald K. Nevin, 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 28th day of October, 1987.

Jeannie E Colbert
Notary Public.

My commission expires: 3-27-89

NOTARY PUBLIC AT LARGE STATE OF TENN.

IDENTIFICATION REFERENCE

7892 5.

NOV 2 12 18 PM '87

FELIX A. NELSON REGISTER
DAVIDSON COUNTY, TN