Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS.
Dorothy Jean Martin, et al 452 Moss Trail Apt A35 Goodlettsville, Tn. 37072	Same	Map 48 Par 94 ae

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between MATTIE C. VAUGHN, hereinafter referred to as the "GRANTOR", and DOROTHY JEAN MARTIN, NORMA CLAIRE BOWMAN and MELANIE LEE VAUGHN, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, MATTIE C. VAUGHN, have this day bargained, sold and quitclaimed unto DOROTHY JEAN MARTIN, NORMA CLAIRE BOWMAN, and MELANIE LEE VAUGHN, as tenants in common, each owning a one-third (1/3) undivided interest, or their respective heirs or assigns, all of my right, title and interest in and to certain real property in Davidson County, Tennessee, subject to a life estate reserved in me for the term of my natural life, said property being more specifically and particularly described as follows, to-wit:

> Land in the Thirteenth Civil District of Davidson County, Tennessee, being part of Tract No. 1 as conveyed in the deed from W. H. Thompson, Sr., et al, to Howard B. Moore and wife, of record in Book 2735, page 235, Register's Office for said County, said part of Tract No. 1 being described as follows:
>
> Beginning at the southeasterly corner of the property conveyed by Moore to Bobby F. Vaughn and wife, of record in Book 2747, page 548, said Register's Office, said beginning point being in the westerly margin of a new road called Westport Drive, and running thence, along Bobby F. Vaughn's southerly line, south 71 degrees 30' west 292.1 feet to the easterly margin of an access way; thence south 35 degrees 50' east

(corrected from S 36 degrees 15' E) 365.5 feet to a point lying 12.5 feet north 52 degrees east of the original westerly line of Tract No. 1; thence north 52 degrees east 287.5 feet to the westerly margin of Westport Drive; thence, with the same, north 38 degrees west 265 feet to the beginning.

Being the same property conveyed to Sam Vaughn and wife, Mattie C. Vaughn, by deed from Howard B. Moore and wife, Margie M. Moore, of record in Deed Book 2750, page 134, Register's Office for Davidson County, Tennessee. The said Sam Vaughn died on April 15, 1980, survived by his wife, Mattie C. Vaughn, the Grantor herein, who became vested with title to the said property in fee simple.

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

The Grantor, MATTIE C. VAUGHN, reserves for herself, for and during her natural lifetime, a life estate in and to the said real property, the building structures located thereon and the appurtenances thereto. During her lifetime, the Grantor agrees that she will be solely responsible for all taxes and insurance on the building structure or structures located on the said property and that she will be solely responsible for all maintenance and upkeep, necessary or desirable to maintain the building structures and appurtenances in the same condition as they are on the date of this deed, or a better condition and that she will not suffer any waste to be committed with respect to the said property.

It is the intent of the Grantor herein that the Grantees, their heirs or assigns, own and hold title to the said property as tenants in common, each owning a one-third (1/3) undivided interest, subject to the life estate reserved in the Grantor, as hereinabove set forth.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this the 2nd day of November, 1987.

Mattie C. Vaughn
MATTIE C. VAUGHN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTIE C. VAUGHN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 2nd day of November, 1987.

NOTARY PUBLIC

My Commission Expires: 1-10-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Norma Claire Bowman
Affiant

Sworn to and subscribed before me this the 2nd day of November, 1987.

NOTARY PUBLIC

My Commission Expires: 1-10-89

IDENTIFICATION REFERENCE

7989.2

Nov 4 2 47 PM '87

DAVIDSON COUNTY, TN