Mail

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

[illegible] 9.00

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS.
Peggy J. Button, et al c/o Fred F. Sego 2024 Old Baker Road Goodlettsville, TN 37072	Fred F. Sego 2024 Old Baker Road Goodlettsville, TN 37072	Map 6 Par 29 a c

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between FRED F. SEGO, a widower, hereinafter referred to as the "GRANTOR", and PEGGY J. BUTTON, FRANCES N. BAKER, J. D. RILEY and CHARLES L. RILEY, 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, the GRANTOR, FRED F. SEGO, a widower, has this day bargained, sold and quitclaimed unto PEGGY J. BUTTON, FRANCES N. BAKER, J. D. RILEY and CHARLES L. RILEY, as joint tenants, with survivorship obtaining, their successors or assigns, all of the GRANTOR'S right, title and interest in and to certain real property in Davidson County, Tennessee, subject to a life estate reserved for the GRANTOR, FRED F. SEGO, for and during his natural lifetime, which property is more specifically and particularly described as follows, to-wit:

> A tract or parcel of land at Bakers, in the County of Davidson, State of Tennessee and being more particularly described as follows:
>
> BEGINNING at a point 127.57 feet measured South 42° 15' West from a point in the center line of the main tract of the Evansville Division, formerly the Henderson Division of the railroad of the Louisville and Nashville Railroad Company at Valuation Station 467+40, which point is 780 feet measured southeastwardly along said center line of main tract from mile post 185 from Louisville, Kentucky, said point also being in the southwest line of a county road, said point also being

in the northeast corner of Louisville and Nashville Railroad Company's section house lot; thence South 42° 15' West a distance of 266.5 feet to a point in the southeast corner of said lot; thence North 46° 45' West a distance of 561.5 feet to a point in the southwest corner of said lot; thence North 41° 15' east a distance of 228.5 feet to a point in the northwest corner of said lot, said point also being in the southwest line of county road; thence South 50° 25' East along said southwest line of county road a distance of 563 feet to the point of beginning, containing 3.19 acres, more or less.

BEING the same property conveyed to Fred S. Sego and wife, Anna C. Sego, by deed from Horace H. Head and wife, Evelyn Christine Head, of record in Book 3346 page 387, Register's Office for Davidson County, Tennessee; and, the said Anna C. Sego died intestate on October 25, 1988, a citizen and resident of Davidson County, Tennessee, at which time the property became vested in Fred F. Sego, in fee simple.

The GRANTOR, FRED F. SEGO, reserves for himself, for and during his natural lifetime, a life estate in and to the real property hereinabove described and all buildings and improvements located thereon and the appurtenances thereto. The GRANTOR, FRED F. SEGO, shall have the sole and exclusive right to the occupancy and use of the said property and to the rents and profits from same during his natural lifetime; and, the GRANTOR, FRED F. SEGO, shall likewise be responsible for the payment of all insurance, taxes, upkeep and maintenance on the said property during his natural lifetime.

The GRANTEES, PEGGY J. BUTTON, FRANCES N. BAKER, J. D. RILEY and CHARLES L. RILEY, shall own and hold title to the said property as joint tenants, with survivorship obtaining, and not as tenants in common. In the event of the death of any one or more of the GRANTEES, the survivors or survivor shall own and hold title to the said property, in fee simple, without any right, claim or demand on the part of the personal representative or estate of any GRANTEE.

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

IN WITNESS WHEREOF, the undersigned GRANTOR, FRED F. SEGO, has hereunto set his hand this the 9th day of November, 1988.

Fred F. Sego
FRED F. SEGO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand, at office, this the 9th day of November, 1988.

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.

Peggy K. Button
Affiant

Sworn to and subscribed before me this the 9th day of November, 1988.

NOTARY PUBLIC

My Commission Expires: 1-10-89

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TENNESSEE TAX PAID

Nov 14 2 47 PM '88

HARRY WILSON REGISTER
DAVIDSON COUNTY TN