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

QUITCLAIM DEED

BOOK 7713 PAGE 214

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS.
Ethel A. Kurtz and Geneva A. Alphin 4299 Little Marrowbone Creek Road, Rt. #1 Joelton, TN 37080	Same as New Owner	Map 37 Par 43 Ts

mail

THIS QUITCLAIM DEED made and entered into on the day and date last acknowledged below by and between LEROY ALLEN, VERNON S. ALLEN, FLORENCE GADDIS, HUBERT E. ALLEN, JR., EDWARD GENE KURTZ, JR. and MELINDA K. SAMPSON, hereinafter referred to as the "GRANTORS"; and, ETHEL A. KURTZ and GENEVA A. ALPHIN, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

WHEREAS, by deed of record in Book 975, page 158, Register's Office for Davidson County, Tennessee, Mrs. Jennie Cato conveyed to H. E. Allen a/k/a Hubert E. Allen, Sr. and wife, Hattie Allen, certain real property as described therein; and,

WHEREAS, by deed dated July 17, 1975 and filed for record in Book 4934, page 55, Register's Office for Davidson County, Tennessee, the said H. E. Allen, Sr. and wife, Hattie Allen, conveyed to Edward G. Kurtz and wife, Ethel A. Kurtz, a portion of the said property containing 16.41 acres, more or less, and the said 16.41 acre tract was thereafter conveyed to Edward Gene Kurtz, Jr. and Melinda K. Sampson by deed of record in Book 6005, page 771, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said H. E. Allen a/k/a Hubert E. Allen, Sr. died, a citizen and resident of Davidson County, Tennessee, predeceased by his wife, Hattie Allen, and by the terms of his Last Will filed for probate in the Probate Court for Davidson County, Tennessee, in Minute Book 243, page 817, a tract of land contain-

ing 22.66 acres, more or less, was devised to Hubert E. Allen, Jr.; and,

WHEREAS, by deed of record in Book 5112, page 78, Register's Office for Davidson County, Tennessee, the said Hubert E. Allen, Jr. conveyed the said tract containing 22.66 acres, more or less, to Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Vallie Mai Allen, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr., all of whom are brothers and sisters, as tenants in common; and,

WHEREAS, Vallie Mai Allen died, intestate, on August 4, 1985, at the age of 57 years; and,

WHEREAS, the said Vallie Mai Allen suffered from a mental disorder during her entire lifetime, was never married, and no children were ever born to or adopted by Vallie Mai Allen, during her lifetime, as a consequence of which her interest in the said property became vested in her brothers and sisters, Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr.; and

WHEREAS, the parties hereto have entered into certain agreements concerning the subdivision of said properties, according to a survey dated September 22, 1988, by Donald R. Carver, Registered Land Surveyor, Number 271; and,

WHEREAS, the parties desire that deeds be issued to conform to those agreements.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, the GRANTORS, LEROY ALLEN, VERNON S. ALLEN, FLORENCE GADDIS, HUBERT E. ALLEN, JR., EDWARD GENE KURTZ, JR. and MELINDA K. SAMPSON, have this day bargained, sold and quitclaimed unto ETHEL A. KURTZ, a thirty-five percent (35%) interest as tenant in common and GENEVA A. ALPHIN, a sixty-five percent (65%) interest, as tenant in common, subject to the life estate, hereinbelow described, vested in ETHEL A. KURTZ and/or GENEVA ALPHIN, or the survivor of them, their respective heirs and assigns, all of the GRANTORS' right, title and interest in and to certain real pro-

perty in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the First Civil District of Davidson County, Tennessee, described according to a survey dated September 22, 1988, by Donald R. Carver, Registered Land Surveyor, Number 271, as follows:

BEGINNING at a point on the southern margin of Little Marrowbone Creek Road, said point being the northeast corner of Vernon S. Allen and the northwest corner of this tract; thence with road margin and Marrowbone Creek, N 76° 30' 00" E 227.62 feet to a point on the margin of Little Marrowbone Creek Road and in Marrowbone Creek; thence leaving said margin and creek S 42° 15' 00" E 361.27 feet to an iron pin; thence, S 71° 41' 40" W 188.06 feet to a point; thence S 05° 45' 00" W 428.65 feet to a point; thence S 17° 47' 00" W 1518.27 feet to a point on Henery A. Jones line; thence with Jones line, S 82° 00' 00" W 376.50 feet to a point; thence leaving Jones line, N 09° 00' 00" W 375.50 feet to a point, thence N 33° 25' 00" E 1254.19 feet to a point; thence N 00° 55' 00" W 556.92 feet to a point; thence, N 09° 10' 00" W 231.65 feet to the point of beginning, containing 17.74 acres, more or less.

BEING, in part, the same property conveyed to Edward Gene Kurtz, Jr. and Melinda K. Sampson, by deed of record in Book 6005, page 771, Register's Office for Davidson County, Tennessee, and being a part of the same property conveyed to Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Vallie Mai Allen, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr. by deed from Hubert E. Allen, Jr. of record in Book 5112, page 78, Register's Office for said County. The said Vallie Mai Allen, died intestate, unmarried and without issue, as a result of which her interest in the said property became vested in her brothers and sisters, namely, Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr.

Melinda K. Sampson is one and the same person as Malinda K. Sampson.

By their signatures hereto, Ethel A. Kurtz and Geneva Alphin agree as follows:

(1) That a life estate shall be vested in Ethel A Kurtz and/or Geneva Alphin, or the survivor of them, for and during their respective natural lifetimes and no heir, devisee, assignee or other party shall have any right to the use and occupancy of the said property or any part thereof, including the building structures located thereon and the appurtenances thereto, until both of them be deceased, at which time the heirs or devisees of Ethel A. Kurtz shall own and hold title to a thirty-five percent (35%) undivided interest in the said property as tenant in common and the heirs or devisees of Geneva Alphin will own and hold title to a sixty-five percent (65%) undivided interest in the said property as tenant in common.

(2) That ownership of the remainder estate shall be vested in the GRANTEES, as tenants in common, Ethel A. Kurtz, owning a thirty-five percent (35%) undivided interest and Geneva Alphin owning a sixty-five percent (65%) undivided interest in the said property.

(3) That the parties shall share, in relation to their respective ownership interest in the said property, in the payment of all costs or expenses relating to taxes, maintenance, upkeep and insurance on the property hereinabove described, for so long as both of them shall live.

(4) That upon the death of either of them, the survivor of them shall be solely responsible for all costs or expenses relating to any and all taxes, maintenance, upkeep and insurance on the said property, for the remainder of the survivor's natural lifetime.

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

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and date acknowledged below.

"GRANTORS"

LEROY ALLEN

VERNON S. ALLEN

FLORENCE GADDIS

HUBERT E. ALLEN, JR.

EDWARD GENE KURTZ, JR.

MELINDA K. SAMPSON

"GRANTEES"

ETHEL A. KURTZ

GENEVA A. ALPHIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEROY ALLEN, VERNON S. ALLEN, ETHEL A. KURTZ, GENEVA ALPHIN and HUBERT E. ALLEN, JR., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 3rd day of Nov., 1988.

NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF VIRGINIA }
COUNTY OF Va Beach }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLORENCE GADDIS, 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 13 day of November, 1988.

Karen G. Beaman
NOTARY PUBLIC

My term of office expires on the 14th of September, 1990. I was commissioned a notary public as Karen Gaddis.

My Commission Expires: September 14, 1990

STATE OF IDAHO }
COUNTY OF Butte }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD GENE KURTZ, JR., 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 18th day of Nov., 1988.

NOTARY PUBLIC

My Commission Expires: 8-20-93

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STATE OF MISSOURI }
COUNTY OF JACKSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELINDA K. SAMPSON, 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 22nd day of Nov., 1988.

Carolyn J. Bowe
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Ezekiel A Kurtz
Affiant

Sworn to and subscribed before me this the 29th day of Nov., 1988.

J. Chandler Dep Reg
NOTARY PUBLIC

My Commission Expires:

8.8.8.5 IDENTIFICATION REFERENCE Nov 29 10 23 AM '88 FELIX Z WILSON REGISTER DAVIDSON COUNTY TENN