Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED BOOK 7891 PAGE 60

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James Hershel Day, et al. 1096 Hitt Lane Goodlettsville, TN 37072	Same	Map 25 Parcel 51.00 GO-11511

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between JAMES EUGENE DAY, joined by his wife, LINDA J. DAY, hereinafter referred to as the "GRANTORS", and JAMES HERSHEL DAY and DAISY I. DAY BLAIR, as joint tenants, with survivorship obtaining, or their respective heirs, personal representatives, or assigns, but subject to a life estate reserved in the said JAMES HERSHEL DAY, for and during his natural lifetime, 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, JAMES EUGENE DAY and wife, LINDA J. DAY, the GRANTORS, has this day bargained and quitclaimed unto JAMES HERSHEL DAY and DAISY I. DAY BLAIR, their heirs or assigns, all of right, title and interest in and to certain real property in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 20th, the old 10th Civil District, of Davidson County, Tennessee, and being identified on the records of the Tax Assessor for Davidson County, Tennessee as Field No. GO-11511, Map 25, Parcel 51.00, and further described as follows:

Said tract of land fronts 579 feet, more or less, on the Northerly side of Hitt Lane and is bounded on the West by the property conveyed to Clyde Malone by deed of record in Book 3836, page 496, Register's Office for Davidson County, Tennessee; on the North by the property conveyed to Rebecca B. Youngblood by deed of record in Book 7477, page 466, said Register's Office; on the northeast by the property conveyed to Daisy I. Harris, a/k/a Daisy I. Blair by deed of record in Book 5857, page 300, said Register's Office; and, on the Southeast by the property conveyed to Thomas S. Smith, et ux. of record in Book 7618, page 698, said Register's Office, and contains 7 acres, more or less.

BEING a part of the same property conveyed to T.E. Shane and wife, Ethel A. Shane, by deed from W.B. Cook and wife, Mollie E. Cook, and T.J. Lowery and wife, Susie N. Lowery, dated December 14, 1923 and filed for record in Book 633, page 42, Register's Office for Davidson County, Tennessee. The said Ethel A. Shane died, predeceased by her husband, T.E. Shane and by the terms of her Last Will and Testament, filed for probate on August 9, 1963 in Will Book 79, page 204, in the office of the Clerk of the Probate Court for Davidson County, Tennessee, the property hereinabove described was devised to Louise Shane Day, and, the said Louise Shane Day died on June 22, 1988 at the age of 70 years, survived by her husband, James Hershel Day and Daisy I. Day Blair, being the only children born to or adopted by the said Louise Shane Day, during her lifetime. Louise Shane Day left a paperwriting purporting to be her Last Will and Testament, which was never filed for probate, but which purports to vest title to the property hereinabove described in her children, James Eugene Day and Daisy I. Day Blair. Accordingly, this conveyance is made for the purpose of settling any and all disputes and controversies between the surviving spouse, James Hershel Day, and the surviving children, James Eugene Day and Daisy I. Day Blair.

The mailing address for the said property is 1096 Hitt Lane, Goodlettsville, Tennessee 37072.

This conveyance is made subject to an easement for ingress and egress, fifteen feet in width, running generally north and south with the easterly or southeasterly property line of the Tract hereinabove described (the westerly property line of that property conveyed to Thomas S. Smith, et ux, of record in Book 7618, page 698, said Register's Office), extending from Hitt Lane to the properties of Daisy I. Harris, now Daisy I. Day Blair, of record in Book 5857, page 300, said Register's Office.

By the signatures of the respective parties, being the only persons having an interest in the property hereinabove described, they jointly and severally agree as follows:

1. That the Grantors, James Eugene Day, shall henceforth have no right, title, or interest in the real property hereinabove described, or any other real property owned by Louise Shane Day at the time of her death and/or James Hershel Day and/or Daisy I. Day Blair.

2. That James Hershel Day and Daisy I. Day Blair shall own and hold title to the property hereinabove described as joint tenants, with survivorship obtaining, and, that upon the death of either of them, the survivor shall own and hold title to the said property, in fee simple.

3. That James Hershel Day shall be vested with a life estate in the said property for and during his natural lifetime, with the absolute right to occupy the premises as his homeplace or to rent the same, provided, however, that any rights of others in the said property shall immediately terminate upon the death of James Hershel Day.

4. That the said property shall not be sold, transferred, or otherwise alienated, except upon the death of one of the Grantees or upon the written agreement of both of the Grantees.

5. That during the lifetime of James Hershal Day, the said James Hershel Day shall be solely responsible for all maintenance, upkeep, taxes, and insurance on the said property, that the dwelling house and out buildings shall be maintained in the same condition as they are on the date of this deed and that insurance shall be maintained in the amount of the insurable value of the dwelling house and appurtenant structures.

6. That Linda J. Day, wife of James Eugene Day, joins in this conveyance to convey any and all right, title, or interest which she may have in the said property, marital or otherwise.

It is the intent of the parties hereto that James Eugene Day and wife, Linda J. Day quitclaim and convey any and all right, title, or interest which they may have in any and all real property and appurtenances thereto owned by Louise Shane Day at the time of her death, regardless of whether or not such property be specifically described and identified herein.

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

IN WITNESS WHEREOF, the undersigned hereunto set their hands on this the 17 day of July, 1989.

GRANTORS:

James E. Day
JAMES EUGENE DAY

Linda J. Day
LINDA J. DAY

GRANTEES:

James Hershel Day
JAMES HERSHEL DAY

Daisy I. Day Blair
DAISY I. DAY BLAIR

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 James Eugene Day and wife, Linda J. Day, 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 this the 17 day of July, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

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 James Hershel Day and Daisy I. Day Blair, 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 this the 17 day of July, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James Hershel Day
Affiant

Sworn to and subscribed before me this the 17th day of July, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

49905

IDENTIFICATION REFERENCE

JUL 18 [illegible] '89

DAVIDSON COUNTY, TN

MAIL ENV.