QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Anna E. Perry, et. al 635 Nocturne Drive Nashville, Tenn. 37207	L.O.P. Perry 635 Nocturne Drive Nashville, Tenn. 37207	70-4 Par. 93.2 13DA-36215

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of creating a life estate in Rosetta Miller Perry, subject to and upon the conditions hereinafter set forth, We, Anna E. Perry Harris, Pamela S. Perry, Janet D. Perry Hooks and husband, Michael Hooks, Ludwald C. Perry, as remaindermen, and L. O. P. Perry, as life tenant, hereafter collectively called Grantors, by these presents do hereby quitclaim and convey unto said Rosetta Miller Perry, hereafter called Grantee, a life estate for and during Grantee's natural life, in and to the following described tract or parcel of land, to wit:

> Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by E. Davis, March 10, 1963, as follows:
> Beginning on the southerly margin of Nocturne Drive, formerly Manila Street, at the northwest corner of Lot No. 56 on the Plan of Haynes Heights, Section 2, as of record in Book 2331, Page 58, Register's Office for said County; thence with the western boundary line of said Lot No. 56, south 0° 53' east 343.5 feet to the southwest corner of said Lot No. 56; thence south 89° 30' west 116.6 feet to an iron pin; thence north 0° 53' west 342.9 feet to the southerly margin of Nocturne Drive; thence with the same, north 89° 07' east 116.6 feet to the beginning.
>
> Being the same property conveyed to the said Anna E. Perry, Pamela S. Perry, Janet D. Perry and Ludwald C. Perry, by deed of record in Book 5759, page 915, Register's Office for Davidson County, Tennessee.

But said life estate herein conveyed to said Grantee is expressly conditioned upon and shall exist only in event of the following:

1. So long as said grantor, L. O. P. Perry and Grantee shall remain lawfully married and living together as husband and wife in their residence upon said real estate; and/or

2. If said Grantee shall survive the said Grantor, L. O. P. Perry, as his lawful widow she shall not thereafter remarry or live with another person in a common law relationship and shall maintain and pay all taxes and other encumbrances upon said real estate.

3. Upon dissolution of said marriage of Grantor, L. O. P. Perry, and Grantee by divorce or annulment before death of said Grantor, or, after death of said Grantor, upon remarriage or commencement of a common law relationship by Grantee with another person, or failure of said Grantee to maintain or pay said taxes or encumbrances upon said real estate, or upon death of said Grantee, the life estate herein conveyed to said Grantee shall terminate immediately.

This is improved property, known as 635 Nocturne Drive, Nashville, Tennessee 37207.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of October, 19 89.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-.

Subscribed and sworn to before me
this the 6th day of October, 19 89.

Affiant

My Commission expires 6-9-91

(Affix Seal)

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. Tommie B. Gaines, a Notary Public in and for said County and State, the within named Anna E. Perry Harris, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of November, 1989.

Mrs. Tommie B. Gaines
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-27-93.

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, Holly Chapman, a Notary Public in and for said County and State, the within named Pamela S. Perry, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fayetteville, GA, this the 2nd day of November, 1989.

Holly Chapman
NOTARY PUBLIC

MY COMMISSION EXPIRES: Notary Public, Fayette County, Georgia My Commission Expires Feb. 8, 1992

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, ALLISON GEARY, a Notary Public in and for said County and State, the within named Janet D. Perry Hooks and husband, Michael Hooks, 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 Memphis, Tennessee, this the 17th day of October, 1989.

Allison Geary
NOTARY PUBLIC

My Commission Expires June 20, 1992

MY COMMISSION EXPIRES: _____.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Marie E. Hood, a Notary Public in and for said County and State, the within named Ludwald C. Perry and L. O. P. Perry, 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 the 6th day of October, 1989.

Marie E. Hood
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE TENNESSEE

MY COMMISSION EXPIRES: My Commission Expires Nov. 12, 1990

THIS INSTRUMENT WAS PREPARED BY WILLIAMS AND DINKINS, ATTORNEYS, 203 Second Avenue, North, Nashville, Tennessee 37201.

88259

IDENTIF. TREFERENCE

Dec 11 10 15 AM '89

FELIX Z. DAVIDSON COUNTY TN.

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