File
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THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at Law, 405 Two Mile Pike, Goodlettsville, TN 37072, (615) 859-6160

Based on information provided by the parties.

BOOK 8023 PAGE 859

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS:	MAP & PARCEL:
Edith Irene Maupin, LE	Same	48
5163 Drakes Branch Road		60
Nashville, TN 37218		13D-28345

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sworn to and subscribed before me, this 9 day of January, 1990.

Edith Irene Maupin
Affiant

Notary Public

My Commission Expires: 3 / 11 / 91 .

FOR AND IN CONSIDERATION OF the sum of ten dollars cash in hand paid by the hereinafter named "Grantees" and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Edith Irene Maupin, "Grantor," by these presents, do hereby quitclaim and convey unto Henry A. Maupin, Jr. and wife, Sharon K. Maupin, "Grantees," their heirs and assigns, reserving unto myself a life estate therein, the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being parts of Lots Nos. 9 and 10 on the Plan of the Lands of W. J. Drake, deceased, as of record in Minute Book "J", Pages 396 and 397, County Court Clerk's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers, March 5, 1960, as follows:

Beginning at an iron pin in the center line of a private drive 400 feet, more or less, westerly from Drake's Creek Road, said iron pin also being located at the southwesterly corner of the property conveyed to Kenneth B. Jones, Jr., and wife, Lovella Howell Jones, by deed from J. R. Fuston and wife, Minnie E. Fuston, of record in Book 2997, Page 587, Register's Office for said county; thence westerly along the center line of said private drive 258 feet, more or less, to an iron pin; thence north 20 deg. 20' east along a fence line 335 feet, more or less, and continuing North 20 deg. 20' east 465 feet, more or less, in all 800 feet, more or less, to an iron pin; thence south 77 deg. 00' east

275 feet to an iron pin; thence south 22 deg., 45' west 900 feet, more or less, to the beginning, containing 5.1 acres.

Being the same property conveyed to Henry A. Maupin and Wife, Edith Irene Maupin, by deed from Robert T. Ladd and wife, Christine Maupin Ladd, as of record in Book 2481, Page 143, Register's Office for Davidson County, Tennessee, and by deed of correction of record in Book 3034, Page 339, said Register's Office. Said property being divested out of Henry A. Maupin and vested in Edith Irene Maupin by Decree of record in Minute Book 63A, Page 179, Circuit Court Clerk's Office for Davidson County, Tennessee.

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

This is improved property known as 5163 Drakes Branch Road, Nashville, Tennessee 37218.

WITNESS my hand this 9 day of January, 1990.

Edith Irene Maupin
EDITH IRENE MAUPIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Edith Irene Maupin, 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 9th day of January, 1990.

Notary Public

My Commission Expires: 3 / 11 / 91.

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IDENTIFICATION REFERENCE

JAN 11 11 17 AM '90

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