mail

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

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Aileen S. Parrish 1400 Old Hickory Boulevard Nashville, Tennessee 37207	Same	Map 31 Parcel 49 Field Book 10D-08510

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between EMERSON E. SANFORD, a single man, hereinafter referred to as the "GRANTOR", and AILEEN S. PARRISH, joined by her husband, RAYMOND L. PARRISH, hereinafter referred to as the "GRANTEES";

7741 11/16 0101 03CHECK 9.00

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, EMERSON E. SANFORD, a single man, the GRANTOR, have this day bargained, sold and quitclaimed unto AILEEN S. PARRISH and husband, RAYMOND L. PARRISH, the GRANTEES, their heirs and assigns, all of my right, title and interest in certain real property in DAVIDSON COUNTY, Tennessee, subject to a life estate reserved in and/or conveyed to EMERSON E. SANFORD, as hereinbelow described, said property being more specifically and particularly described as follows, to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated August 22, 1971, made by Ralph W. C. Lambert, Surveyor, as follows:

BEGINNING at a railroad spike in the center of Lickton Pike, same being the northwesterly corner of the property conveyed to Willie Furlong and wife, by deed of record in Book 4227, page 582, and by deed of correction of record in 4294, page 295, Register's Office for said County; thence with the center of said Pike, North 7 deg. West 265.0 feet to a railroad spike; thence leaving said Pike, South 89 deg. West and passing an iron pin at 614.0 feet, a total distance of 632.0 feet to a point in the center of Whites Creek; thence with the center of said Creek as follows: South 33 deg. West 100.0 feet, South 48 deg. West, 200.0 feet, South 22 deg. East 150.0 feet and South 47 deg. West 190.00 feet to a point; thence North 54 deg. West 18 feet to a point on the northwesterly bank of said Creek, corner to aforesaid Furlong; thence with said Furlong as follows: North 16 deg. 45' West 95.0 feet, North 32 deg. West 130.0 feet, and South 83 deg. West 176 feet to the beginning, containing 3.58 acres, more or less.

BEING the same property conveyed to Emerson E. Sanford and Aileen S. Parrish, as tenants in common, by deed of record in Book 7213, page 216, Register's Office for Davidson County, Tennessee.

This is improved property known as Box 4697 Lickton Pike, Whites Creek, Tennessee 37189.

LIFE ESTATE: The parties hereto specifically reserve and/or grant to Emerson E. Sanford, a single man, a life estate in and to the real property, hereinabove described, together with the improvements thereon and the appurtenances thereto under the following terms, provisions and conditions:

1. That Emerson E. Sanford shall be solely responsible for the timely payment of all costs or expenses relating to upkeep, taxes, maintenance and insurance on the said property.
2. That Emerson E. Sanford shall maintain all of the improvements and appurtenances to the said property, in such manner that the said property shall be delivered to the GRANTEE, Aileen S. Parrish, at the termination of the life estate, in the same condition as the property is now in, general wear and tear excepted.
3. That the said life estate granted to Emerson E. Sanford shall terminate and shall be of no further force or effect whatsoever, if the said Emerson E. Sanford is unable to reside on the premises for a period of six (6) consecutive months, for any reason.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 15th day of Nov, 1990.

Emerson E. Sanford
EMERSON E. SANFORD

Aileen S. Parrish
AILEEN S. PARRISH

Raymond L. Parrish
RAYMOND L. PARRISH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this the 15th day of Nov, 1990.

Marie W Butterworth
NOTARY PUBLIC

My Commission Expires: 1-23-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AILEEN S. PARRISH, 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 this the 15th day of Nov, 1990.

Marie W. Butterworth
NOTARY PUBLIC

My Commission Expires: 1-23-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this the 15th day of Nov, 1990.

Marie W Butterworth
NOTARY PUBLIC

My Commission Expires: 1-23-93

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Aileen S. Parrish
AFFIANT

Sworn to and subscribed before me this the 15th day of Nov, 1990.

Marie W Butterworth
NOTARY PUBLIC

My Commission Expires: 1-23-93

72931 IDENTIF. TREFERENCE Nov 16 9 28 AM '90 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.