QUITCLAIM DEED

[Address New Owner(s) As Follows:]	Send Tax Bills To:]	Map-Parcel No.]
[Mr. & Mrs. Willoughby Sexton, et als	SAME	Map 102-3
[401 Annex Ave.	(Name)	Parcel 182
[Nashville, Tennessee 37209	(Street Address)	8DA-26120
[(City) (State) (Zip)	](City)(State)(Zip)]	

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, we, Willoughby Lee Sexton and wife, Marie Sexton, reserving unto ourselves a life estate in and to the below described property,hereinafter referred to as Grantors, by these presents do hereby quitclaim and convey unto Willoughby Randall Sexton and Douglas L. Sexton, subject to the life estate herein retained by us, hereinafter referred to as Grantees, their successors and assigns, all right, title and interest Grantor has in and to the following described tracts of land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 1193 on the Plan of Charlotte Park, Section 21, as of record in Plat Book 3700, Page 10, Register's Office for said County, to which plan reference is made for a more completed description.

BEING the same property conveyed to Willoughby Lee Sexton and wife, Marie Sexton, by deed from Charles T. Milligan and wife, Joyce M. Milligan, of record in Book 6240, Page 308 R.O.D.C., Tennessee.

This is improved property known as 401 Annex Ave.

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

Witness our hands this 4th day of February, 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willoughby Lee Sexton Marie Sexton

WILLOUGHBY LEE SEXTON MARIE SEXTON

90874

IDENTIF. REFERENCE

FEB 6 8 44 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willoughby Lee Sexton and Marie Sexton, the within named bargainors, with whom I am personally acquainted,(or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4TH day of FEBRUARY, 1991.

Harold E Collins
NOTARY PUBLIC

My Commission Expires: 1-23-94

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by: Harold E. Collins, Attorney 4800 Charlotte Avenue Nashville, TN 37209 (Upon information provided by the Grantor and Grantees.)	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is none. W. Willoughby Lee Sexton Affiant Subscribed and sworn to before me this 4TH day of FEBRUARY, 1991. Harold E Collins Notary Public My Commission Expires: 1-23-94 (Affix Seal)

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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