BOOK 8511 PAGE 696

# QUITCLAIM DEED

FROM: James A. Holder and Shirley L. Holder

TO: Ronald L. Stone, Trustee

- and -

FROM: Ronald L. Stone, Trustee

TO: James A. Holder and Shirley L. Holder

SEND TAX BILLS TO: James A. Holder
New Owner 719 Dover Road
Nashville, TN 37211

MAP 119-12-C
PARCEL 105.00

FOR AND IN CONSIDERATION of no monetary consideration, but, for the purpose of fulfilling the terms and conditions of a Marital Dissolution Agreement entered into between the parties pursuant to a divorce filed in the Second Circuit Court of Davidson County, Tennessee, and, for the express purpose of making a reconveyance to create a tenancy in common between James A. Holder and Shirley L. Holder, with each party having a 50% undivided interest, and, for the further purpose of creating a life tenancy in James A. Holder with a subsequent life tenancy to Shirley L. Holder, we, James A. Holder and Shirley L. Holder, by these presents, do hereby quitclaim and convey unto Ronald L. Stone, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

> Being Lot No. 80 on the Plan of Battlewood, Section One, as of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 80 fronts 72.06 feet on the south side of Dover Road, and runs back between lines, 276.63 feet on the east line and 230.16 feet on the west line, to a dead line in the rear, measuring 112 feet thereon.
>
> Being the same property conveyed by Warranty Deed from Howard E. Pitts and wife, Jo Ann Pitts to James A. Holder and wife, Shirley L. Holder, of record in Book 3248, page 349, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 719 Dover Road, Nashville, Tennessee 37211.

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

And, now, I, the said Ronald L. Stone, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto James A. Holder and Shirley L. Holder, as tenants in common, with each to have a 50% undivided interest therein, and, with James A. Holder to hold a life estate in said property and with Shirley L. Holder to have a subsequent life estate, their heirs and assigns, the same property herein above described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands.

Shirley L. Holder
SHIRLEY L. HOLDER

James Smith Holder
JAMES A. HOLDER

Ronald L. Stone
RONALD L. STONE, TRUSTEE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Helen D. Wells, a Notary Public in and for said County and State, the within named, Shirley L. Holder, the Bargainor, with whom I am personally acquainted, and who acknowledged the she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of DECEMBER, 1991.

Helen D. Wells
NOTARY PUBLIC

My Commission Expires: 3/26/94.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Helen D. Wells, a Notary Public in and for said County and State, the within named, James A. Holder, the Bargainor, with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of DECEMBER, 1991.

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STATE OF TENNESSEE )
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COUNTY OF DAVIDSON )

Personally appeared before me, Helen D. Wells, a Notary Public in and for said County and State, the within named, Ronald L. Stone, Trustee, the Bargainor, with whom I am personally acquainted, and who acknowledged the he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of DECEMBER, 1991.

Helen D. Wells
NOTARY PUBLIC

My Commission Expires: 3/26/94.

7.0762

FILED Dec 19 2 38 PM '91
REGISTER'S OFFICE

THIS INSTRUMENT PREPARED BY: FINCH & McBroom
Suite 502
211 Printers Alley
Nashville, TN 37201

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

Ronald L. Stone, Affiant

Sworn to and subscribed before me this 19th day of December, 1991.

Notary Public

My Commission Expires: 10/12/93

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