QUITCLAIM DEED

BOOK 8539 PAGE 675

| ADDRESS NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL |
|---|---|---|
| Steven Dwight Mays, I and<br>Steven Dwight Mays, II,<br>92 Antioch Pike<br>Nashville, TN 37211 | S A M E | 133-00-0<br>045.00<br><br>06PA 28326 |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Clarice Ayers Mays, an unmarried widow,** who expessly retains a life estate for her life in the herein described property, by these presents do hereby quitclaim and convey unto **Steven Dwight Mays, I and Steven Dwight Mays, II, as joint Tenants with the rights of survivorship in the Survivor**, their successors and assigns, all her right, title and interest in the following described tract or parcels of land, to wit:

**TRACT #1**

LAND in the 6th formerly the 9th Civil District, being part of the J.K. Turbeville home place on the Antioch Pike, formerly the Mill Creek Valley Pike, described as follows:

BEGINNING in the center of Antioch Pike at the southwest corner of the Morton Tract, thence with the southerly line of said Morton Tract south 87 1/4 degrees east 561.5 feet to the northwest corner of the property conveyed to Mary T. Hitt by partition deed of record in Book 702, Page 72, said Register's Office; thence with said Hitt's westerly line south 3 1/4 degrees west 87.5 feet to the northerly line of the Nannie T. Vaughan Tract; thence with said line south 83 1/4 degrees west 478.12 feet, more or less, to the center of the Antioch Pike; thence with the center of said Antioch Pike north 24-3/4 degrees west 200 feet to the beginning.

BEING the same property conveyed to Robert A. Mays and wife, Clarice Ayers Mays by deed from James Arthur Vaughn and wife, Annie Gentry Vaughn of record in Book 1309, Page 453, Register's Office for Davidson County, Tennessee.

**TRACT #2**

LAND in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of the J.K. Turbeville Home Place on the Antioch, formerly Mill Creek Valley, Pike, described as follows:

BEGINNING in the center of Antioch, formerly the Mill Creek Valley, Pike at the southwest corner of the property conveyed to James Arthur Vaughan by deed from Nannie T. Vaughan, of record in Book 971, page 417, Register's Office for said County; thence with said Vaughan's southerly line, north 83 1/4 degrees east 478.12 feet, more or less, to the westerly line of a tract of 3.65 acres conveyed to Mary T. Hitt by deed of partition of record in Book 702, page 72, said Register's office; thence with said line south 3 1/4 degrees west 25 feet; thence westwardly to the center of Antioch Pike; thence with the center of said Pike north 36 1/4 degrees west 4 feet and north 24-3/4th degrees west 21 feet to the beginning.

BEING the same property conveyed to Robert A. Mays and wife, Clarice Ayers Mays by deed from Marvin E. Cook and wife, Mary Louise Cook, of record in Book 1371, Page 386, Register's Office for Davidson County, Tennessee.

**The said Robert A. Mays, having since passed away on July 12, 1986.**

***Information provided by the parties. Preparer makes no warranty as to encumbrances, liens, or restrictions against the herein described property.**

This is improved property known as: **92 Antioch Pike, Nashville, TN 37211.**

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

I WITNESS WHEREOF we have placed or signatures on this 31 day of January, 1992, at Nashville, Davidson County, Tennessee.

X Clarice Ayers Mays

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Clarice Ayers Mays, an unmarried widow, who expressly retains a life estate for her life in the above described property,** 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 31 day of January, 1992.

Kristie Scott
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/94

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

X Clarice Ayers Mays
AFFIANT

Subscribed and sworn to before me, this the 31 day of January, 1992.

Kristie Scott
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/94

1539 01 31 0101 030-ECH 6.00

**THIS INSTRUMENT PREPARED BY:***
**Amanda J. McClendon 3221 Nolensville Rd., Ste. #1**
**Nashville, TN 37211**
**(615) 833-5858**

***From Information provided by the parties. Preparer makes no warranty as to encumbrances, liens or restrictions against the herein described property.**

8 U 6 8 5

IDENTIFICATION REFERENCE

JAN 31 11 28 AM '92

DAVIDSON COUNTY, TN