MAIL

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
John W. Anderson, et ux P. O. Box 6 Leoma, TN 38468	SAME	Map 61-15 Parcel 303 15DZ 06005

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between MARCIA HURT ANDERSON, hereinafter referred to as the "GRANTOR", and JOHN W. ANDERSON and wife, MARCIA HURT ANDERSON, hereinafter referred to as the "GRANTEES":

W I T N E S S E T H:

That 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, MARCIA HURT ANDERSON, in full accordance with T.C.A. 64-1-109 and with the intention that an estate by the entireties be created in the property previously held by me in fee simple, subject to a Life Estate conveyed to KATHERINE M. HURT for and during her natural lifetime, do hereby transfer, convey and quitclaim all my right, title and interest in the property below described to JOHN W. ANDERSON and wife, MARCIA HURT ANDERSON, with the full intent and purpose to vest the said JOHN W. ANDERSON and wife, MARCIA HURT ANDERSON, with title thereto as tenants by the entirety, and by this conveyance the said JOHN W. ANDERSON and wife, MARCIA HURT ANDERSON, their heirs and assigns, are hereby vested with title as tenants by the entirety to said real estate in Davidson County, Tennessee, described as follows:

> Land located in the 11th Civil District of Davidson County, Tennessee, being the southerly one-half of Lot No. 33 on the Map of the Subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 33 fronts 55 feet on the easterly side of Baxter Street and runs back between parallel lines, 225 feet to a dead line.
>
> BEING the same property conveyed to Marcia Hurt Anderson by deed from Katherine M. Hurt, a single person, of record in Book 7390, page 374, Register's Office for Davidson County, Tennessee.

LIFE ESTATE: JOHN W. ANDERSON and wife, MARCIA HURT ANDERSON hereby conveys to KATHERINE M. HURT, for and during her natural lifetime, a life estate in the real property hereinabove described, including the improvements located thereon and the appurtenances thereto. During her lifetime, KATHERINE M. HURT will be solely responsible for all insurance, taxes, maintenance and upkeep on the said property. Notwithstanding, this life estate shall terminate and be of no further force or effect, whatsoever in the event KATHERINE M. HURT ceases to occupy the dwelling house located on the said property as her homeplace, for any reason, for a period of six consecutive months.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on this the 16th day of July, 1992.

Marcia Hurt Anderson
MARCIA HURT ANDERSON

John W. Anderson
JOHN W. ANDERSON

Katherine M. Hurt
KATHERINE M. HURT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. ANDERSON, MARCIA HURT ANDERSON and KATHERINE M. HURT, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 16th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Marcia Hurt Anderson
AFFIANT

Sworn to and subscribed before me this the 16th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 9/7/93

29407

IDENTIF. TREFERENCE

JUL 22 9 11 AM '92

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

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