BOOK 8717 PAGE 270

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 OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
		018-16
William Ernest Pruitt, et ux, et al 2531 Tinnin Road Goodlettsville, TN 37072	Troy Lee Pruitt 112 Lindberg Ave. Goodlettsville, TN 37072	43

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **TROY LEE PRUITT, WILLIAM ERNEST PRUITT** and **EVELYN JUANITA MOORE** a/k/a EVELYN JUANITA FRENCH a/k/a EVELYN JUANITA PRUITT, heirs-at-law of Dollie Parks Pruitt a/k/a Dollie Ann Parks Pruitt, deceased, hereinafter referred to as the "GRANTORS", and **WILLIAM ERNEST PRUITT** and wife, **GEARL PRUITT**, and **EVELYN JUANITA MOORE** a/k/a EVELYN JUANITA FRENCH a/k/a EVELYN JUANITA PRUITT, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, each to the other paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TROY LEE PRUITT, WILLIAM ERNEST PRUITT** and **EVELYN JUANITA MOORE** a/k/a EVELYN JUANITA FRENCH a/k/a EVELYN JUANITA PRUITT, the GRANTORS, have this day bargained, sold and quitclaimed unto **WILLIAM ERNEST PRUITT** and wife, **GEARL PRUITT**, a two-thirds (2/3) undivided interest and **EVELYN JUANITA MOORE** a/k/a EVELYN JUANITA FRENCH a/k/a EVELYN JUANITA PRUITT, a one-third (1/3) undivided interest, as tenants in common, the GRANTEES, their heirs and assigns, all of the GRANTORS' right, title and interest in certain real property in DAVIDSON COUNTY, Tennessee, subject to a life estate retained in and/or conveyed to **TROY LEE PRUITT**, as hereinbelow set forth and described, said property being more specifically and particularly described as follows, to-wit:

> BEING Lot No. 22 on the James M. Phipps Addition to Goodlettsville, Tennessee, as per survey of Erle Drake, County Surveyor, as of record in Book 547, page 151, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 22 fronts 50 feet on the northerly margin of Lindberg Avenue and runs back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to Dollie Ann Parks, now Pruitt, by deed from W. C. Moncrief & Co., Inc., a Tennessee Corporation, of record in Book 1279, page 222, Register's Office for Davidson County, Tennessee. And, the said Dollie Ann Parks Pruitt a/k/a Dollie Parks Pruitt, died on August 7, 1992, at the age of 79 years, a citizen and resident of Davidson County, Tennessee, survived by her husband, Troy Lee Pruitt and her children, William Ernest Pruitt and Evelyn Juanita Moore, being the only children born to or adopted by her during her lifetime, the said spouse and children being her only heirs-at-law.

LIFE ESTATE: And the said Troy Lee Pruitt, William Ernest Pruitt and wife, Gearl Pruitt, and Evelyn Juanita Moore hereby convey and/or reserve a life estate in and to the real property hereinabove described, including the improvements thereon and the appurtenances thereto, to or for the use and benefit of Troy Lee Pruitt, during his natural lifetime, unless otherwise terminated as provided herein. During his lifetime, Troy Lee Pruitt will be solely responsible for all insurance, taxes, maintenance and upkeep on the said property. Notwithstanding any provisions to the contrary, in the event Troy Lee Pruitt ceases to occupy the dwelling house located on the said property, as his personal residence and domicile for a period of six (6) consecutive months, for whatever reason, then and in such event, the life estate granted to or reserved in Troy Lee Pruitt shall terminate and be of no further force or effect, whatsoever, and the said property, together with all the improvements thereon and the appurtenances thereto, shall become solely vested in William Ernest Pruitt and wife, Gearl Pruitt, a two-thirds (2/3) undivided interest and Evelyn Juanita Moore, a one-third (1/3) undivided interest, as tenants in common, their heirs or assigns.

Said property is conveyed subject to a Deed of Trust and mortgage in favor of the Bank of Goodlettsville, of record in Book 4978, page 29, said Register's Office, as modified by a Modification Agreement of record in Book 6778, page 312, said Register's Office, having a present approximate balance in the amount of $2,496.68, which will be assumed by Troy Lee Pruitt, William Ernest Pruitt and wife, Gearl Pruitt and Evelyn Juanita Moore a/k/a Evelyn Juanita French a/k/a Evelyn Juanita Pruitt, to be paid by Troy Lee Pruitt, out of his sole and separate funds, during the term of his life estate.

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

WITNESS our hands on the day and date acknowledged below.

X

TROY LEE PRUITT (His Mark)

The foregoing deed was signed and delivered by the above named Troy Lee Pruitt, by making his mark, the same having been first read over to him in our presence, he being blind, and unable to see.

Witness our hands on the day and date acknowledged below.

Patsy C. Davidson

PATSY C. DAVIDSON, Witness

Kathy White

KATHY WHITE, Witness

William E. Pruitt

WILLIAM ERNEST PRUITT

Gearl Pruitt

GEARL PRUITT

Evelyn Juanita Moore

EVELYN JUANITA MOORE
a/k/a EVELYN JUANITA FRENCH
a/k/a EVELYN JUANITA PRUITT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TROY LEE PRUITT, WILLIAM ERNEST PRUITT, GEARL PRUITT, and EVELYN JUANITA MOORE a/k/a EVELYN JUANITA FRENCH a/k/a EVELYN JUANITA PRUITT, 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 26th day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Gearl Pruitt
AFFIANT

Sworn to and subscribed before me this the 26th day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 9/7/93

41579

IDENTIFICATION REFERENCE

SEP 1 1 06 PM '92

DAVIDSON COUNTY, TN

1070 09/01 0101 03CHECK 12.00