QUITCLAIM DEED

mail

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP: 113-00
Ms. Minnie C. Bennett	Emily Sue Choate	Parcel 7
8226 Old Charlotte Road	8163 Old Charlotte Road	08D 38700
Pegram, TN 37143	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged for the express purpose of making a re-conveyance to create a life estate in Minnie Catherine Bennett, with remainder interest in her daughters, Emily Sue Choate and Norma Jean Brown, their heirs, successors and assigns, I, **MINNIE CATHERINE BENNETT**, a widow, by these presents do hereby quitclaim and convey unto Emily Sue Choate and Norma Jean Brown, their heirs, successors and assigns, subject to the life estate expressly reserved herein, all of my remaining interest in the property from the original 177.91 acre tract conveyed to H.A. Bennett and wife, Minnie Catherine Bennett from Mrs. Ellie Ford Cain, of record in Book 1454, Page 608, Register's Office for Davidson County, Tennessee, being a parcel of land located in Davidson County, Tennessee, and shown as Map 113-00-0, Parcel 007.00, of the Metropolitan Government of Nashville Davidson County Property Maps, Field Book No. 08D 38700, containing approximately 56 acres more or less, to their heirs, successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

A tract of land in the 8th, formerly the 12th, Civil District of said County, described as follows:

BEGINNING, at a point in the northeast corner of the Original Harding or Foster Tract of Land, a beech in Turkey Pen Hollow, marked H. & R.; thence west with the south boundary line of the original King tract of Land, north 86-1/2 deg. west 222 poles to a point in Pond Creek Road, the northwest corner, a pile of rocks and pointers on the east margin of said road; thence in a southerly direction along the center of the Pond Creek Road, south 26-1/2 deg. east 8 poles; thence south 27 deg. east 12 poles; thence south 40 deg. east 8 poles; thence south 341/2 deg. east 24 poles; thence south 45-1/2 deg. east 12 poles; thence south 16 deg. east 12 poles; thence south 11-1/2 deg. west 18 poles; thence south 22 deg. east 18 poles; thence south 18 deg. west 8 poles; thence south 40 deg. west 16 poles; thenced south 3-1/2 deg. west 120 poles; thence south 35 deg. east 12 poles; thence south 51 deg. east 12 poles; thence south 59 deg. east 10.88 poles, to a point in the center of the Pond Creek Road, the southwest corner a pile of stone on east margin of said road, said point being in the line of the original Davidson 55 acre Tract of Land, (where said tract crosses the Pond Creek Road), thence from said southwest corner point in the center of the Pond Creek Road, north, with the original boundary line of said Davidson 55 acre tract 3-1/2 deg. east 8 poles to a stone; thence south 86-1/2 deg. east 67 poles with the original north boundary line of said Davidson 55 acre tract to a stone 2 feet south of a chestnut stump; thence with the line of said Davidson Tract of land, south 3-1/2 deg. west 12 poles to a stone 7 feet north of a forked chestnut; thence with said Davidson line, south 86-1/2 deg. east 9 poles to a pile of stone; thence with said Davidson line, south 3-1/2 deg. west 11.8 poles to the center of the Charlotte Pike, a pile of stone and dogwood pointer on the north margin of said turnpike; thence in a southeasterly

direction along the center of the Charlotte Turnpike, south 38-1/2 deg. east 38-1/2 poles; thence south 70 deg. east 9.09 poles; thence south 63-1/2 deg. east 12 poles to a point in the center of said turnpike; where the Foster Roda intersects said turnpike, (the southeast corner); thence in a northerly direction with the center of said Foster Road, north 31 deg. west 4.2 poles; thence north 46 deg. west 15.2 poles; thence north 29-1/2 deg. west 7.4 poles; thence north 5-1/2 deg. west 10.6 poles; thence north 2 deg. east 10.6 poles; thence north 35 deg. east 6 poles; thence north 71-1/2 deg. east 4.8 poles; thence in a southeasterly direction, with the center of said Foster Road, south 46 deg. east 10.4 poles; thence south 64-1/2 deg. east 8 poles; thence south 75 deg. east 6 poles; thence in a northeasterly direction with the center of said Foster Road, north 76 deg. east 9 poles; thence south 82 deg. east 3-1/2 poles; thence north 74 deg. east 8 poles; thence north 61 deg. east 9 poles to a point in the east boundary line of said Foster Lands (originally the Harding Lands), said line being also the west boundary line of the Holt Tract of Land and of the Ragan Tract of Land; thence in a northerly direction, with the east boundary line of the Harding or Foster Tract and the west boundary line of the Holt and Ragan Tracts, north 3-1/2 deg. east 152 poles to the beginning, containing 177.91 acres.

BEING a part of the same property conveyed to H.A. Bennett and wife, Minnie Catherine Bennett by deed from Mrs. Ellie Ford Cain, of record in Book 1454, Page 608, Register's Office for Davidson County, Tennessee. The said H.A. Bennett having since died.

INCLUDED in the above description but expressly excluded are several tracts as follows:

(1) A 33 acre tract conveyed to Henry C. Sadler, Jr. and wife, Dorothy Sadler as fully described in Book 2140, Page 547, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

(2) A 42.75 acre tract conveyed to Roy J. Hughes and wife, Floye E. Hughes as described in Book 2293, Page 35, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

(3) A 10.85 acre tract conveyed to Henry E. Bennett and wife, Mary Bennett, as fully described in Book 4478, Page 996, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

(4) A 0.11 acre tract conveyed to Kenneth W. Barnes and wife, Donna Barnes, as described in Book 8352, Page 518 and as re-recorded in book 8375, Page 652, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

(5) A 35.08 acre tract conveyed to Henry Eldridge Bennett and wife, Patricia Bennett, as described in Book 9017, Page 728, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

This is improved property known as 8226 Old Charlotte Pike, Pegram, Tennessee 37143.

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

AND now, for the express purpose of carrying out the intent of this conveyance, as above set out, I do hereby quitclaim and convey unto **MINNIE CATHERINE BENNETT**, a life estate, with remainder interest to **EMILY SUE CHOATE** and **NORMA JEAN BROWN**, their heirs, successors, and assigns, upon the death of Minnie Catherine Bennett, the same property hereinabove 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 WITNESSS WHEREOF, we have hereunto set our hands, on this the 12th day of November, 1993.

Minnie Catherine Bennett
MINNIE CATHERINE BENNETT

STATE OF TENNESSEE)

7699 11/12 0101 01CASH 12.00

COUNTY OF DAVIDSON)

On this the 12th day of November, 1993, before me personally appeared **MINNIE CATHERINE BENNETTT**, bargainor, with whom I am pesonally 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.

Wanda L Patten
NOTARY PUBLIC

My Commission Expires: Jan. 27, 1996

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for the transfer is $1.00.

Minnie Catherine Bennett
AFFIANT

Subscribed and sworn to and before me this 12th of November, 1993.

My commission expires: Jan 27 1996

Wanda L Patten
NOTARY PUBLIC

Prepared by:
Donna L. Howell
8163 Old Charlotte Rd
Nashville, TN 37209

93 NOV 12 PM 12:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

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