BOOK 9194 PAGE 209

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dortha Bell Bivens, etal	Dortha Bell Bivens	Map 72-16
(NAME)	(NAME)	
1418 Harwood Drive	1418 Harwood Drive	Parcel 138
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book No.
Nashville, TN 37206	Nashville, TN 37206	15DA36195
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to give my children an interest in the following described property and to retain a life estate in it, I, Dortha Bell Bivens,

by these presents do hereby quitclaim and convey unto Thomas Eldridge, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Land in Davidson County, Tennessee, being Lot No. 2, Porter Heights, Part Four, as of record in Book 1424, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 65 feet on the westerly side of Harwood Drive and extends back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Rosco Alvin Bivens and Dortha Bell Bivens, by deed from Ruth Scruggs of record in Book 4435, Page 881, Register's Office for Davidson County, Tennessee.

This conveyance is made subject restrictive covenants of record in Book 1717, page 53 of said Register's Office, and the Plan of Record in Book 1424, Page 103 of said Register's Office, which shows an owner's certificate, a 60 foot minimum building setback line from Harwood Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

Rosco Alvin Bivens and Dortha Bell Bivens held the land as Tenants by the Entirety. He predeceased her and now she holds title to the land as sole owner, by operation of law.

Dortha Bell Bivens reserves a Life Estate in the entire property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: None (T.C.A. 67-4-409 (a)(4)

Subscribed and sworn to before me this the 19th day of December, 1993.

Affiant

My commission expires: 1/27/96 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 1418 Harwood Drive (House Number) (Street) Nashville, Tennessee, 37206 P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said Thomas Eldridge, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Dortha Bell Bivens, Lonnie Joe Bivens, Sandra Gayle Whiteside and Jimmie O. Bivens, as Tenants in Common,

their *heirs and assigns, 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 WITNESS WHEREOF *we have hereunto set our hands on this the* 19th *day of* December, 1993.

(HER mark) X Dortha Bivens

Thomas Eldridge
Trustee.

THIS INSTRUMENT WAS PREPARED BY:
Thomas Eldridge
Attorney at Law
687 Candlestick Road
Nashville, TN 37211

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, Dortha Bell Bivens, the Bargainor(s) with whom I am personally 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.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 19th day of December, 1993.

Notary Public

My commission expires: 1/27/96

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, Thomas Eldridge, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 22ND day of November, 1993.

Billy C. Veitch
Notary Public

My commission expires: 3-13-94

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. NO TITLE SEARCH REQUESTED.

QUITCLAIM DEED

Dortha Bell Bivens
to
Thomas Eldridge, Trustee,

AND

Thomas Eldridge, Trustee
to
Dortha Bell Bivens,
Lonnie Joe Bivens,
Sandra Gayle Whiteside,
and Jimmie O. Bivens

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

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93 DEC 21 AM 10:38

FILED FOR RECORD DAVIDSON CO., TN.
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RECEIVED, RECORDED AND INDEXED

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