Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
Marilyn Annette Kelly, et al 133 Laurel Lane Hendersonville, TN 37075	E. C. Hardaway 3905 Baxter Avenue Nashville, TN 37216	Map 61-15 Parcel 25

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between E. C. HARDAWAY, a/k/a ELLIOTT CLIFTON HARDAWAY, unmarried, hereinafter referred to as the "GRANTOR", and MARILYN ANNETTE KELLY, CAROLYN JANETTE BRINKLEY and CLIFTON EUGENE HARDAWAY, as tenants in common, each owning a one-third (1/3) undivided interest, their heirs or assigns, subject to a life estate reserved in E. C. Hardaway, for and during his natural lifetime, hereinafter referred to as the "GRANTEES";

WITNESSETH:

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, E. C. HARDAWAY, a/k/a ELLIOTT CLIFTON HARDAWAY, unmarried, the GRANTOR, has this day bargained, sold and quitclaimed unto MARILYN ANNETTE KELLY, CAROLYN JANETTE BRINKLEY and CLIFTON EUGENE HARDAWAY, the GRANTEES, each owning a one-third (1/3) undivided interest, their heirs or assigns, all of the GRANTOR's right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 47 on the Map of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee. Said Lot No. 47 fronts 100 feet on the westerly side of Baxter Street and runs back between parallel lines 225 feet to the easterly line of Lot No. 62.
>
> BEING the same property conveyed to E. C. Hardaway and wife, Lorene Farmer Hardaway, by deed from O. M. Jones, et ux, of record in Book 1194, page 58, Register's Office for Davidson County, Tennessee. The said Lorene Farmer Hardaway, having since died, ownership and title to the said property is now vested in E. C. Hardaway in fee simple.

E. C. Hardaway is one and the same person as Elliott Clifton Hardaway.

The GRANTOR, E. C. Hardaway, reserves for himself a life estate in and to the said real property, together with the improvements thereon and the appurtenances thereto, for and during his natural lifetime. During the full term of the life estate, E. C. Hardaway will be solely responsible for all upkeep, maintenance, taxes and insurance on the said property.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this the 14th day of July, 1994.

E C Hardaway
E. C. HARDAWAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. C. HARDAWAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 14TH day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 2-3-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

E. C. Hardaway
AFFIANT

Sworn to and subscribed before me this the 14TH day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 2-3-98

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IDENTIF. & REFERENCE

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FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

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