BOOK 9653 PG 267

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 - .

Affiant

Subscribed and sworn to before me, this 24th day of April, 1995.

Notary Public

My Commission expires: 3-24-98

This instrument prepared by:
Allen D. Lentz
Gullett, Sanford, Robinson & Martin
Third Floor
230 Fourth Avenue, North
P.O. Box 198888
Nashville, TN 37219-8888

Address new owners as follows:	Send Tax Bills:	Map-Parcel Numbers
Sarah F. Crutcher 4487 Post Place #27 Nashville, TN 37205	Sarah F. Crutcher c/o Adam J. Liff Post Office Box 1182 Nashville, TN 37202	103-15-OB 027.0000 80A61326

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QUITCLAIM OF LIFE ESTATE INTEREST

KNOW ALL MEN BY THESE PRESENTS that the **Liff Trust**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has remised, released and forever quitclaims a life estate unto **Sarah F. Crutcher** in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 27, Lions Head Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5340, page 70, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging as set forth in the said Master Deed (and By-Laws which are an exhibit thereto) including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Being the same property conveyed to the Liff Trust by deed from Betty L. Carter, of record in Book 7647, page 772, Register's Office for Davidson County, Tennessee.

This instrument and the life estate hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises, including without limitation the following:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement for sewer line purposes granted K. C. Club, Incorporated of record in Book 3225, page 527, and Book 3376, page 102, Register's Office for said County.

3. Easement to construct and maintain a pipe line for natural gas granted to Nashville Gas Company of record in Book 3969, page 788, the location of which is shown on page 789, Register's Office for Davidson County, Tennessee.

4. Overhead line easement granted Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Book 4995, page 32, Register's Office for said County.

5. Easement granted Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Book 4889, page 140, Register's Office for said County.

6. A 20 foot sewer easement, a 20 foot gas line easement, a Nashville Electric Service easement, flow of Richland Creek, all as depicted on the survey made by James L. Murphy, Jr., and Co., dated June 5, 1974, and as appears on the Plan of the David M. Carney Development of record in Book 4675, page 134, Register's Office for Davidson County, Tennessee.

7. Master Deed of record in Book 5340, page 70, as corrected by instrument of record in Book 5342, page 644, Register's Office for said County, and the By-Laws appended thereto, of record in Book 5340, page 121, Register's Office for said County.

8. Plan of record in Book 5200, page 82, Register's Office for said County.

This is improved property known as 4487 Post Place #27, Nashville, TN 37205.

This quitclaim conveyance of a life estate interest is made such that upon the death of Sarah F. Crutcher, the life estate interest conveyed herein shall be null and void, and the property shall thereupon be vested entirely in the Liff Trust, its successors and assigns.

WITNESS my hand this 19 day of April, 1995.

LIFF TRUST

By: _____
Edward C. Dunn, Trustee

STATE OF _____)
COUNTY OF _____)

4030 04/24 0101 03CHECK 8.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward C. Dunn, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of April, 1995.

_____
Notary Public

My Commission Expires: 5-26-96

RICHARD P. FRIA
My Comm Exp. 5-26-96
Bonded By Service Ins
No CC203661

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