BOOK 9686 PG 310

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
WILLIAM T. TRIPP **4329 CENTRAL VALLEYDR** **HERMITAGE, TN. 37076**	SAME	MAP: 87-13 PAR. 23

FOR AND IN CONSIDERATION of One Dollar ($1), cash in hand paid, the receipt of which is hereby acknowledge, **WE, WILLIAM THOMAS TRIPP, AND SHIRLEY A. TRIPP,** for the purpose of creating a more perfect title by establishing a life estate ownership in the following described property, in **WILLIAM T. TRIPP,** and a fee simple remainder in **SHIRLEY A. TRIPP,** by these presents do hereby quitclaim and convey unto **LEROY CAIN, JR., TRUSTEE,** his successors and assigns, the following described tract or parcel of land, to wit:

> Being Lot No. 47 on the Plan of the Central Valley Subdivision, of record in Book 5800, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to **William T. Tripp and Shirley A. Tripp,** father and daughter, respectivly, by deed from William T. Tripp, of record in Book 7835, Page 137, Register's Office for Davidson County, Tennessee;
>
> This is improved property known as 4329 Central Valley Dr., Hermitage, Tennessee.
>
> Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

AND NOW, I, the said **LEROY CAIN, JR., TRUSTEE,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **WILLIAM T. TRIPP,** a life estate in the same property hereinabove described and set forth, to which reference is here made, and the remainder to go to the said **SHIRLEY A. TRIPP,** upon his death, in fee simple. This 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 30th day of May, 1995.

WILLIAM T. TRIPP

SHIRLEY A. TRIPP

LEROY CAIN, JR., TRUSTEE

95 MAY 31 PM 3:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

00065487

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 **WILLIAM T. TRIPP AND SHIRLEY A. TRIPP**, the bargainors, 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 at Nashville, Tennessee, this 30th day of May, 1995.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: January 27, 1996

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 27, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named, **LEROY CAIN, JR., 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, Tennessee, this 30th day of May, 1995.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: January 27, 1996

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 27, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

AFFIANT

SWORN to and subscribed before me, this 30th day of May, 1995.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: January 27, 1996

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 27, 1996

THIS INSTRUMENT WAS PREPARED BY:
LEROY CAIN, Jr., Esq.
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Attorneys at Law
Fifth Floor, 208 Third Avenue, North
Nashville, Tennessee 37201

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