THIS INSTRUMENT PREPARED BY: Ronald B. Buchanan, Attorney at Law
177 E. Main St., Hendersonville TN 37075
(FROM INFORMATION PROVIDED BY THE PARTIES)

QUITCLAIM DEED
TO CREATE TENANCY IN COMMON
WITHOUT RIGHT OF SURVIVORSHIP

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Kimball R. Hitchcock, Jr. 612 Vanokes Dr. Madison, Tenn. 37115	same	Map 042-13-0 Parcel 049.00

FOR AND IN CONSIDERATION of the mutual covenants contained herein (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy in common without the right of survivorship, we, Kimball R. Hitchcock, Jr. and Delores M. Hitchcock, by these presents do hereby quitclaim and convey unto Ronald B. Buchanan, TRUSTEE, his successors and assigns, the following described tract or parcel of land, to-wit:

> Being Lot No. 9 on the Plan of Hedgewood Hills, Section One, of record in Book 2900, page 135, Register's Office for Davidson County, Tennessee, to which esference is here made for a more complete and accurate description.

Being the same property conveyed to Kimball R. Hitchcock, Jr. and Delores M. Hitchcock, by deed from Federal Deposit Insurance Corporation, of record in Book 7068, Page 549, Register's Office for Davidson County, Tennessee.

0557 09/06 0101 03CHECK 8.00

This is improved property known as 612 Vanokes Dr.

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

And now, I, the said, Ronald B. Buchanan, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Kimball R. Hitchcock, Jr. and Delores M. Hitchcock, as equal tenants in common tenants without the right of survivorship, 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.

LIFE ESTATE The Trustee grants to Kimball R. Hitchcock, Jr. and Delores M. Hitchcock, or the survivor of them, a life estate in the above described property.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 28 day of August, 1995.

Kimball R. Hitchcock, Jr.

Delores M. Hitchcock

Ronald B. Buchanan, TRUSTEE

95 SEP -6 AM 8:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0096996

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kimball R. Hitchcock Jr.
AFFIANT

Sworn to and subscribed before me on this the 5 day of September, 1995.

Dawn Mullice
NOTARY PUBLIC

My Comm. Expires: 7/28/96

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Kimball R. Hitchcock, Jr. and Delores M. Hitchcock, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 5 day of September, 1995.

Dawn Mullice
NOTARY PUBLIC

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STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Ronald B. Buchanan, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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