THIS INSTRUMENT PREPARED BY:

GARY D. COPAS
Attorney at Law
728 West Main Street
Lebanon, TN 37087

BOOK 9845 PG 722

NEW OWNER(S) AND
SEND TAX BILLS TO:

FRANCES ELIZABETH BANDY
3820 MARYDALE DRIVE
NASHVILLE, TN 37207

MAP NO.: 41-7

PARCEL NO.: 102

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, and for and in FURTHER CONSIDERATION of the natural love and affection I have for my sister, Frances Elizabeth Bandy (herein referred to as the "Grantee"), and in CONSIDERATION of her attention and care for me in my declining age, I, **WILLIE MAE BROADWELL**, unmarried, have this day bargained and sold, and by these presents do hereby quitclaim to **FRANCES ELIZABETH BANDY** (the "Grantee"), her heirs and assigns, all of my interests in, and title to, the following tract or parcel of land, together with all improvements thereon, SUBJECT to a life estate for and during the natural life of the said WILLIE MAE BROADWELL (the "Grantor") which life estate I expressly retain and reserve therefrom unto such Grantor, the said WILLIE MAE BROADWELL; said land being situated and lying in Davidson County, Tennessee, and described to-wit:

> LAND in Davidson County, Tennessee, being the westerly 156 feet of Lots 40 and 41 on the unrecorded plat of Hickory Acres, Section 1, described according to the survey of Dixie Engineering Associates by Lewis Mefford, Jr., Tennessee License No. 1107, dated August 28, 1984, as follows:
>
> BEGINNING at an iron pin in the southwest corner of Lot No. 41 and in the northerly margin of Marydale Drive; thence with the westerly line of Lots 41 and 40, North 0° 45′ West 304.2 feet to an iron pin in the southerly line of Lot 39; thence with the northerly line of Lot

40, North 89° 15' East 156 feet to an iron pin; thence South 0° 45' East 304.2 feet to an iron pin in the northerly margin of Marydale Drive South 89° 15' West 156 feet to the point of beginning, containing 1.09 acres, more or less; THIS LEGAL DESCRIPTION BEING THE SAME AS IN THE PRIOR DEED OF RECORD IN BOOK 6394, PAGE 399, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING the same property conveyed to Willie Mae Broadwell by deed from G. Gilbert Lowe and wife, Martha S. Lowe, recorded October 2, 1984, in Book 6394, Page 399, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is expressly subject to the reservation and exception therefrom, unto the said WILLIE MAE BROADWELL (the "Grantor"), of the full use, control, income and possession of the property for and during her natural life.

IN WITNESS WHEREOF, I have hereunto set my hand this 27 day of October, 1995.

95 NOV -1 PM 1:12
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

011340
RECORDING FEE REFERENCE

BOOK 9845 PG 723

Willie Mae Broadwell
WILLIE MAE BROADWELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, GARY D. COPAS, a Notary Public in and for said State and County, WILLIE MAE BROADWELL, the within named bargainor, 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 office in NASHVILLE, Tennessee, this the 27 day of October, 1995.

Gary D. Copas
NOTARY PUBLIC

GARY D. COPAS NOTARY PUBLIC C:\OCT95\BROAQUDD DAVIDSON CO. TENN.

My commission expires:
9-28-97

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