BOOK 9947 PG 295

QUITCLAIM DEED

[This instrument prepared by:		]
[Frank E. Lee, Attorney, 4800 Charlotte Ave., Nashville, TN 37209		]
[(Upon information provided by Grantor(s) and Grantee(s)		]
[Address New Owner(s):	] Send Tax Bills To:	] Map-Parcel No.]
[	]	]]
[**May Bell W. Groves**	] Same	] Map 83-14]
[	]	]]
[1616 Holly St.	]	] Parcel 34]
[	]	]]
[Nashville, TN 32706	]	]]

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and for further consideration, I, **May Bell W. Groves**, hereinafter referred to as Grantor, hereby retain a life estate in the hereinafter described real property and further by these presents do hereby quitclaim and convey unto **James Ray Groves**, Grantee, a life estate in the herein described real property subject to the life estate retained by Grantor. I further hereby transfer and convey at the termination of the two life estates, the remainder interest, in fee simple, to **William Bryant Groves, Valerie May Potts** and **May Ann Hobbs**, hereinafter referred to as Grantees, their heirs, successors and assigns. The real property mentioned above is land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 25 on the Plan of Lindsley Subdivision of the Chadwell Tract of record in Plan Book 2, Page 24, Chancery Court of said County.

SAID Lot No. 25 fronts 50 feet on the southerly side of Holly Street, formerly Chadwell Avenue, and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to May Bell W. Groves, unmarried, by deed from James H. Groves of record in Book 4670, Page 1, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as **1616 Holly Street, Nashville, TN 37206.**

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

Witness my hand this 13th day of February, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

May Bell W Groves
MAY BELL W. GROVES - Grantor

96 FEB 14 AM 9:23
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
01150259

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **May Bell W. Groves**, 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 Nashville, Tennessee this 13th day of February, 1996.

NOTARY PUBLIC

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 1-26-97

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON

The consideration or value whichever is greater, for this transfer is $ None

[Subscribed and sworn to before me
[this 13 day of February, 1996.

May Bell W Groves
Affiant

Notary Public

[My commission expires: 1-26-97

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

7852 02/14 0101 03CHECK 8-00