0164067

IDENTIF. & REFERENCE

LLP
Box 50 A

This Instrument Prepared from
Information Supplied by the Parties and
By: Stokes & Bartholomew, P.A.
Suite 2800, 424 Church Street
Nashville, Tennessee 37219

96 MAR 26 PM 1:27

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Address New Owner
Send Tax Bills to:

BOOK 9991 PG 178

Ida Marie Lewis
307 Spence Circle
Nashville, Tennessee 37210

Map 094
Parcel 13

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARY E. CAUDILL** (hereinafter the "**GRANTOR**"), does hereby quitclaim and convey unto **IDA MARIE LEWIS** (hereinafter the "**GRANTEE**"), her heirs and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows:

> Being Lot No. 11 on the Map of Spence Circle, as of record in Book 1424, page 62, Register's Office for said County.
>
> Said Lot No. 11 fronts 75 feet on the westerly side of Spence Circle and runs back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to Carl M. Caudill and wife, Mary E. Caudill by deed from Ray D. Simpson and wife, Jo Ann Simpson, of record in Book 5840, page 523, Register's Office for Davidson County, Tennessee. The said Carl M. Caudill having died February 17, 1992.

Reserving and excepting therefrom, however, unto Grantor, the full, use, control, income and possession of the property described above, until the sooner of the Grantor's death or the cessation of her occupancy of the property as her principal residence. Until the Grantor's death or the cessation of her occupancy of the property as her principal residence, Grantor shall maintain the property in good condition, at her sole expense, and shall keep in force both casualty insurance and liability insurance on the property.

This is improved property known as 307 Spence Circle, Nashville, Tennessee

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

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed as of this 26th day of March, 1996.

Mary E. Caudill
MARY E. CAUDILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara S. Williams, a Notary Public in and for said County and State, the within named Mary E. Caudill, the 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, Davidson County, Tennessee, this 26th day of March, 1996.

Barbara S. Williams
Notary Public

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Mary E. Caudill
AFFIANT

Subscribed and sworn to before me this 26th day of March, 1996.

Barbara S. Williams
Notary Public

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1998

96 03/26 0101 03CHECK 8.00