0188542
IDENTIF. ↑ REFERENCE

BOOK 10672 PG 520

96 JUN -4 PM 12:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
K. GABRIEL HEISER
Suite 250, 101 Westpark Drive
Brentwood, TN 37027
(615) 377-1107

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Lois S. Huff, grantor, whose husband, James Frank Huff, is deceased, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby quitclaim and convey the property described below to Lois S. Huff, for her life, without any liability for waste, with full power and authority in her to sell, convey, mortgage, lease, or otherwise dispose of the property described below in fee simple during her life, without joinder by the remainderman, and to keep absolutely any and all proceeds derived therefrom. Upon her death, to the extent not otherwise disposed of by her during her life, title shall be in Patricia Anne Huff Johnson and Margaret Ellen Huff Goodman, as tenants in common. Said real estate is located in the 14th Civil District of Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being known as Tract No. 2 on the unrecorded Map of the property known as the Bracey Farm, described according to a survey made May 10, 1960, by Stephen A. Draper, Surveyor, as follows:

BEGINNING in the westerly margin of Springfield Highway at a point which is the northeasterly corner of Tract No. 1 and also the southeasterly corner of Tract No. 2, as shown on said survey, said beginning point lying 286 feet (as measured along a slight curve forming the westerly margin of Springfield Highway) northerly from the southeasterly corner of the property conveyed to Charles A. Clerici and Sue T. Viaches from William Gifford and wife, Lila Mae Gifford, by deed of record in Book 3256, page 251, Register's Office for said County, in which deed Tract No. 1 and Tract Nos. 2 and 3 were combined in one description; thence along the line between Tract No. 1 and Tract No. 2, south 88° west 200 feet to the northwesterly corner of Tract No. 1, being also the southwesterly corner of Tract No. 2; thence along the westerly line of Tract No. 2, north 15° 45' west 250 feet to the southwesterly corner of Tract No. 3; being also the northwesterly corner of Tract No. 2; thence north 71° 30' east 222 feet to the westerly margin of Springfield Highway at the southeasterly corner of Tract No. 3 and the northeasterly corner of Tract No.2; thence along the westerly margin of Springfield Highway, around a slight curve, southwardly 315.6 feet to the beginning, containing 1.4 acres.

Being the same property conveyed to James Frank Huff and wife, Lois S. Huff by deed from Reau E. Folk, Jr. and wife, Elinor H. Folk, of record in Book 3462, page 535, said Register's Office.

This is improved property known as 8203 Whites Creek Pike, Joelton, Tennessee 37080.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, I have executed this instrument this the 3rd day of June, 1996.

By: Patricia Anne Huff Johnson
PATRICIA ANNE HUFF JOHNSON,
Attorney-in-Fact

3P11 06/04 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared Patricia Anne Huff Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the attorney-in-fact of Lois S. Huff, the within named grantor, and that she, as such attorney-in-fact, executed the foregoing instrument for the purposes therein contained by signing on behalf of Lois S. Huff and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal this the 3rd day of June, 1996.

Faye S. Ford
NOTARY PUBLIC

My Commission Expires: 11/27/99

Property address:
8203 Whites Creek Pike
Joelton, Tennessee 37080

Mail Tax Bills To:
Patricia Anne Huff Johnson
8460 Coopertown Road
Joelton, TN 37080

PARCEL I.D.
Map 8
Parcel 15

New Owner
Mail Lois S. Huff
8460 Coopertown Rd
Joelton TN 37080

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Patricia Anne Huff Johnson
PATRICIA ANNE HUFF JOHNSON, Affiant

Subscribed and sworn to before me this the 3rd day of June, 1996.

Faye S. Ford
NOTARY PUBLIC

My Commission Expires: 11/27/99