This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
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Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 10135 PG 275

THIS INSTRUMENT PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES

ADDRESS NEW OWNER:
KATHY LYNN HICKS
4620 Raccoon Trail
Hermitage, TN 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP 034-16-0
PARCEL 003.00
Field Bk #4D-37835

QUITCLAIM DEED

This Quitclaim Deed executed on this the 22 day of July, 1996, by JEAN (FUQUA) ANDERSON.

W I T N E S S T H:

WHEREAS, by deed dated October 13, 1960, and recorded in Book 3135, Page 494, Register's Office of Davidson County, Tennessee, Edward B. Anderson and wife, Wanda L. Anderson acquired title to the herein described real estate as tenants by the entireties, and

WHEREAS, Wanda L. Anderson died on July 18, 1985, and

WHEREAS, Edward B. Anderson subsequently married Jean (Fuqua) Anderson, and

WHEREAS, Edward B. Anderson died on September 12, 1987, leaving a Last Will and Testament which was duly probated and filed for record in Will Book 160, Page 554, in the Office of the Probate Court Clerk of Davidson County, Tennessee, and

WHEREAS, the Last Will and Testament of Edward B. Anderson devised the herein described real estate to his surviving wife, Jean (Fuqua) Anderson, for and during the remainder of natural life or until her remarriage with the remainder to Edward B. Anderson's three (3) children: Russell Eddie Anderson, Gary Lee Anderson, and Kathy Lynn Hicks, and

WHEREAS, Gary Lee Anderson died on October 31, 1990, leaving a Last Will and Testament which was probated and filed for record in Will Book 2, Page 540, in the Office of the Clerk & Master's of Cheatham County, Tennessee, and

WHEREAS, the Last Will and Testament of Gary Lee Anderson devised his remainder interest in the herein described real estate to his wife, Teresa Anderson, as Trustee for his three (3) children, to-wit: Cora Alayne Anderson, Jenni Rae Anderson, and Loran Elizabeth Anderson, with each child to be vested with his or her interest in fee upon attaining the age of twenty-one (21) years, and

WHEREAS, Cora Alayne Anderson has heretofore obtained the age of twenty-one (21) years, and Jenni Rae Anderson and Loran Elizabeth Anderson are presently surviving but have not attained the age of twenty-one (21) years, and

WHEREAS, the undersigned Jean (Fuqua) Anderson desires to convey her life estate in the herein described property to the holders of the remainder interest therein.

NOW, THEREFORE, for and in consideration of the above stated premises and other good and valuable considerations, the receipt and sufficient of which is hereby acknowledged, JEAN (FUQUA) ANDERSON, does hereby convey and forever quitclaim all of her interest of whatsoever nature, specifically including her estate for life or until her remarriage, in and to the following described property as follows: a one-third (1/3) interest to RUSSELL EDDIE ANDERSON; a one-third (1/3) interest to KATHY LYNN HICKS; a one-ninth (1/9) interest to CORA ALAYNE ANDERSON; and, a two-ninth (2/9th) interest to TERESA ANDERSON, as Trustee for JENNI RAE ANDERSON and LORAN ELIZABETH ANDERSON, to be held in Trust pursuant to the terms and provisions of the Trust created in the Last Will and Testament of Gary Lee Anderson, recorded in Will Book 2, Page 540, Probate Court Clerk's Office of Cheatham County, Tennessee.

A tract or parcel of land situated and lying in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No.7 on the Plan of Swinging Bridge Heights, as of record in Book 2854, page 114, Register's Office for said County.

Said Lot No. 7 fronts 70 feet on the southeasterly side of Keston Avenue, and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Edward B. Anderson and wife, Wanda L. Anderson by deed recorded in Book 3135, Page 434, Register's Office of Davidson County, Tennessee, subsequently devised to the herein Grantees as set out above.

This is improved property known as: 103 Warren Drive, Nashville, TN 37138.

This instrument executed on this the 22 day of July, 1996.

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Jean (Fuqua) Anderson
JEAN (FUQUA) ANDERSON

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the State and County aforesaid, JEAN (FUQUA) ANDERSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of July, 1996.

Kathy D. Reese
NOTARY PUBLIC

My commission expires: My Commission Expires JAN. 24, 1998

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Jean (Fuqua) Anderson
AFFIANT

Sworn to and subscribed before me, the 22nd day of July, 1996.

Kathy D. Reese
NOTARY PUBLIC

My commission expires: My Commission Expires JAN. 24, 1998

0208180
IDENTIF. ↑ REFERENCE

96 JUL 29 AM 10:52
ALIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1209 07/29/96 11 03CHECK 12.00