THIS DOCUMENT PREPARED BY:
MICHAEL DAVIS AND ASSOCIATES
109 EAST AVENUE
P.O. BOX 485
GOODLETTSVILLE, TN 37070-0485

MAP: 12
GROUP:
PARCEL 52

SEND TAX BILLS TO:
Mary H. Strane
8164 Old Springfield Pk
Goodlettsville, TN 37075

ADDRESS OF NEW OWNER:
Joe Hager
8136 Old Springfield Pk
Goodlettsville, TN 37075

QUITCLAIM DEED

BOOK 10170 PG 216

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), I, Mary H. Strane, a widow, **(Grantor),** by these presents do hereby quitclaim and convey unto Joe Hager, **(Grantee)** his successors and assigns the following described tract or parcel of land, to wit:

Land in the 10th Civil District of Davidson County, described according to a survey by John R. Alley, October 26, 1965, as follows:

Beginning on the easterly margin of Old Dickerson Road at the southwest corner of the property conveyed to Thomas Grizzard; thence with Grizzard's southern boundary line North 72° 05' east 866 feet to a post; thence with Joe Hager's western boundary line South 11° 30' east 184.5 feet to a stake; thence south 72° 00' west 822 feet to the easterly margin of Old Dickerson Road; thence with the same North 24° 55' west 184.5 feet to the beginning, containing 3.6 acres more less.

The above description includes 1.00 acre that was previously transferred in Book 6594, Page 380, that is excluded from this conveyance.

This being portion of the property conveyed to M. L. Strane and Wife, Mary H. Strane, the said M. L. Strane now being deceased, in Book 3959, Page 278 in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to a right of way easement of record in Book 653, Page 50.

The Grantor, Mary H. Strane, hereby retains a life estate in the above described property.

IN WITNESS WHEREOF I have hereunto set my hand on the 16th day of August, 1996.

Mary H. Strane

Mary H. Strane, a widow

0218997
IDENTIF. ↑ REFERENCE

96 AUG 28 PM 12:38
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1303 08/28 0101 03CHECK 9.00

STATE OF TENNESSEE BOOK 10170 PG 217

Personally appeared before me, Michael Perry Davis, a Notary Public at Large, the within named **Mary H Strane**, Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 16th day of August, 1996.

Notary Public

My commission expires: Jan 5, 1999

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

Joseph T. Hayes Jr.
Affiant

Sworn and subscribed before me, this the 16th day of August, 1996.

My commission expires: Jan 5, 1999

Notary Public