BOOK 10175 PG 65

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Kenneth R. Reasoner, et ux 3164 Ivy Point Road Goodlettsville, TN 37072	V. E. Reasoner 3138 Ivy Point Road Goodlettsville, TN 37072	Map Parcel

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between BARNEY EDWARD REASONER and wife, MODINA PEARL REASONER, hereinafter referred to as the "GRANTORS", and KENNETH R. REASONER and wife, JUDY ANN REASONER, hereinafter referred to as the "GRANTEES";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, BARNEY EDWARD REASONER and wife, MODINA PEARL REASONER, the GRANTORS, have this day bargained, sold and quitclaimed unto KENNETH R. REASONER and wife, JUDY ANN REASONER, the GRANTEES, their heirs and assigns, all of our right, title and interest in and to certain real property in Davidson County, Tennessee, subject to a life estate reserved in the GRANTORS and conveyed to others, as hereinbelow set forth, said property being more specifically and particularly described as follows, to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee, beginning at Abner Binkley's S. W. corner in J. M. Binkley's East line; thence north 87 3/4 deg. East 35.4 poles to a stake in the northerly margin of the Ivy Point Road; thence South 3 1/4 deg. East 69 poles to a stake on the east bank of a small drain in hollow; thence North 85 3/4 deg. West 41.84 poles to a stone in Sterry's north boundary line; thence North 1 3/4 deg. East 66.6 poles to the point of beginning, containing 16.36 acres, more or less.

BEING the same property conveyed to Barney Edward Reasoner and wife, Modina Pearl Reasoner, by deed from F. Ristine Binkley and wife, Nell May Binkley, of record in Book 1308, page 228, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3158 Ivy Point Road, Goodlettsville, Tennessee 37072.

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

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT A TITLE EXAMINATION.

022042 IDENTIF. # REFERENCE

96 SEP -3 PM 12:47 KELLY J. ARNOLD REGISTER DAVIDSON CO. TN

3348 09/03/96 0101 03CHECK 12.00

LIFE ESTATE: The GRANTORS, BARNEY EDWARD REASONER and wife, MODINA PEARL REASONER, reserve for themselves, or the survivor of them, and further convey to FAYE MYERS and HESSIE ALLEN, or the survivor of them, a life estate in and to the dwelling house located on the real property, as hereinabove described, together with a part of the land extending from the front of the dwelling house to Ivy Point Road and 30 feet to the rear of and on each side of the said dwelling house for their respective use and benefit, but not further or otherwise, and subject to the following terms, provisions and conditions:

1. That Barney Edward Reasoner, Modina Pearl Reasoner, Faye Myers or Hessie Allen, or any one or more of them, or the survivor of them, shall have the sole and exclusive right to the use and occupancy of the life estate property, provided at least one of them actually uses and occupies the said life estate property as a principal dwelling or domicile.

2. That in the event Barney Edward Reasoner, Modina Pearl Reasoner, Faye Myers or Hessie Allen, fails to occupy the life estate property and to use the same as a principal dwelling or domicile, at any time, for a period of six (6) consecutive months, the life estates reserved and conveyed herein shall be null and void and of no further force or effect, whatsoever.

3. That Kenneth R. Reasoner and wife, Judy Ann Reasoner, or the survivor of them, or the survivor's estate, shall, at their sole cost and expense, be responsible for all maintenance, upkeep and repair on the life estate property during the lifetimes of Barney Edward Reasoner and wife, Modina Pearl Reasoner, or the survivor of them. Otherwise the holder of the life estate, who actually occupies the property shall be solely responsible for all costs and expenses relating to upkeep, maintenance and repair of the said life estate property during the term of the life estate(s). The property shall be maintained and repaired to a condition equal to or better than the condition of the property on the date of this deed.

4. That the holders of the life estate property shall keep the said property insured to its maximum insurable value, at the sole cost and expense of the said occupant or occupants naming Barney Edward Reasoner, Modina Pearl Reasoner, Faye Myers or Hessie Allen, Kenneth R. Reasoner and Judy Ann Reasoner, or the survivor of them, as their interests may appear, as the named insureds on the said hazard insurance policy, for the term of the life estates created hereunder.

5. That the holders of the life estate, who actually occupy the life estate property, shall be responsible for his, her or their pro-rata share of real property taxes, as they relate to the life estate property.

6. That during the term of the life estates created herein, Grantees, Kenneth R. Reasoner and wife, Judy Ann Reasoner, their heirs or assigns, will have the free and unrestricted right of ingress and egress through the life estate property, or any part thereof, for access to the remaining property and shall further have the right to install or direct the installation of public or private utilities, of every kind and description, across the life estate property, or any part thereof, for the use and benefit of the remaining property.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date acknowledged below.

"GRANTORS" "GRANTEES"

Barney Edward Reasoner
BARNEY EDWARD REASONER

Kenneth R Reasoner
KENNETH R. REASONER

Modina Pearl Reasoner
MODINA PEARL REASONER

Judy Ann Reasoner
JUDY ANN REASONER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARNEY EDWARD REASONER and wife, MODINA PEARL REASONER, and KENNETH R. REASONER and wife, JUDY ANN REASONER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 28th day of August, 1996.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Kenneth R Reasoner
AFFIANT

Sworn to and subscribed before me this the 28th day of August, 1996.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997