THIS INSTRUMENT WAS PREPARED BY:
BILL HODDE, ATTORNEY
1994 GALLATIN ROAD N., SUITE 305
MADISON, TN 37115

BOOK 10134 PG 899

QUIT CLAIM DEED

FROM:

CLARICE SANDERS, surviving spouse of WALTER OSCAR SANDERS,

TO:

SANDRA L. HAGEWOOD, TRUSTEE

FROM:

SANDRA L. HAGEWOOD, TRUSTEE

TO:

RICHARD HILTZ and wife, CYNTHIA HILTZ

MAP: 61-11
PARCEL: 181

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) but for the express purpose of making an equitable division of certain properties, I, CLARICE SANDERS, surviving spouse of WALTER OSCAR SANDERS, an owner in fee simple absolutely of the foregoing property, by these presents do hereby quitclaim and convey unto SANDRA L. HAGEWOOD, TRUSTEE, ~~subject to a life estate reserved to myself~~, any and all interest I may have in and to the following described tract or parcel of land in Davidson County, Tennessee, to--wit:

Clarice Sanders

Being the westerly part of Lot No. 4 and the easterly part of Lot No. 5 on the Plan of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Plan Book 421, page 178, Register's Office for Davidson County, Tennessee. Said parts of said lots described as follows:

Beginning in the southerly margin of Maplewood Boulevard at a point 67 feet westerly from the northeast corner of said Lot No. 4, and running thence in a westerly direction along the southerly margin of said Maplewood Boulevard, 66 feet to a point; in the southerly margin of Maplewood Boulevard, 67 feet and 4 inches easterly from the northwest corner of said Lot No. 5; thence in a southerly direction parallel with the westerly line of said Lot No. 5, a distance of 256 ½ feet, more or less, to the northerly margin of McIver Street; thence in an easterly direction along the northerly margin of McIver Street, 66 feet, more or less, to a point in the northerly margin of McIver Street, 67 feet, more or less, westerly from the southeast corner of said Lot No. 4; thence in a northerly direction parallel with the easterly line of said Lot No. 4, a distance of 260 ½ feet, more or less, to the point of beginning, in the southerly margin of Maplewood Boulevard. (A portion of said lot 5 has been sold or an easement granted to Nashville Electric Service.)

Being the same property conveyed by H. S. Sweeney and wife, Lola Sweeney, by Warranty Deed to Walter Oscar Sanders, of record in Book 939, Page 387, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This is improved property located at: 1022 Curdwood, Nashville, TN 37216

And now, I, the said SANDRA L. HAGEWOOD, TRUSTEE, for the express purpose

Clarice F. Sanders

of carrying out the intent of this conveyance, as above stated, do hereby quitclaim and convey, ~~subject to a life estate reserved to the said Clarice F. Sanders~~, all of my interest in said property unto RICHARD HILTZ and wife, CYNTHIA HILTZ, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 17th day of September, 1996.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0
Cynthia Hiltz
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF September 1996.
Deputy Register

Clarice F. Sanders
CLARICE SANDERS, surviving spouse
of WALTER OSCAR SANDERS, and sole owner

Sandra L. Hagewood
SANDRA L. HAGEWOOD, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named CLARICE SANDERS, surviving spouse of WALTER OSCAR SANDERS, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 17th day of September, 1996.

Notary Public

My Commission Expires: 1-29-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named SANDRA L. HAGEWOOD, TRUSTEE, with whom I am personally acquainted, and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 17th day of September, 1996.

Notary Public

My Commission Expires: 1-29-2000

BOOK 10194 PG 901

Address New Owner(s) as follows:

Richard and Cynthia Hiltz
1022 Curdwood
Nashville, TN 37216

Send Tax Bills to:

Richard and Cynthia Hiltz
1022 Curdwood
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS LOVE AND AFFECTION AND NO MONETARY CONSIDERATION.

CYNTHIA HILTZ
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 1996.

Notary Public

My Commission Expires: 1-29-2000

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96 SEP 18 PM 1:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

022613

IDENTIFICATION REFERENCE

9935 09/18 0101 01CASH 12.00