BOOK 10227 PG 50

QUITCLAIM TO CREATE LIFE ESTATE

Address New Owner: Send Tax Bills to: Map-Parcel

Ms. Sandra Faye Waggoner Same 053-03-0

1407 Elliston Street 126.00

Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

WOODARD, LINCOLN AND CRON
Attorneys at Law
175 East Main Street
2nd Floor
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE

COUNTY OF Sumner

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

Frances W. Johnson
Affiant

SUBSCRIBED and sworn to before me on this the 12 day of August, 1996.

Mary V. Brooks
NOTARY PUBLIC

My Commission expires: 6-24-98

0236720
IDENTIFICATION REFERENCE

96 OCT 16 PM 2:26
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration, We, **FRANCES WAGGONER JOHNSON and husband, JOHN MILTON JOHNSON, JR.**, by these presents do hereby quitclaim and convey unto **JAMES CODY DETLELSEN and APRIL DAWN PATTON, with a life estate to SANDRA FAYE WAGGONER**, their successors and assigns, all our interest in the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee and BEING Lot No. 87 and the Southerly 28 1/2 feet of Lot No. 86 of Section "C" on the Plan of E. I. DuPont deNemours and Company's Subdivision, as of record in Book 1424, Page 66, Register's Office for said County.

SAID Lot No. 87 and part of Lot No. 86 front together 85.5 feet on the Easterly side of Elliston Street and extend back 72 feet on the Northerly line and 71.9 feet on the Southerly line, to a dead line measuring 85.5 feet thereon.

BEING the same property conveyed to O. L. WAGGONER and wife, FRANCES L. WAGGONER by Deed from I. B. VANTREASE and wife, MARY S. VANTREASE of record in Deed Book 2204, Page 271, Register's Office for Davidson County, TN. The said O. L. WAGGONER having since died leaving FRANCES L. WAGGONER sole owner.

THE SAID JOHN MILTON JOHNSON, JR. Joins in this conveyance to convey any marital or other rights he may have in said property by reason of his marriage to the said FRANCES L. WAGGONER (NOW JOHNSON).

The said FRANCES L. WAGGONER and FRANCES WAGGONER JOHNSON are one in the same person.

SAID interest in said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 12 day of August, 1996.

Frances Waggoner Johnson
FRANCES WAGGONER JOHNSON

John M Johnson Jr
JOHN MILTON JOHNSON, JR.

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, FRANCES WAGGONER JOHNSON and husband, JOHN MILTON JOHNSON, JR., the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 12 day of August, 1996.

Mary V. Brooks
NOTARY PUBLIC

MARY V. BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6-24-97

0650 10/16 0101 01CASH 8.00