BOOK 10231 PG 98

NAME/ADDRESS NEW OWNER	SENT TAX BILLS	MAP/PAR
Marilyn Perkesson 237 Thuss Nashville, Tennessee 37211	Same	133-02 073.00

QUITCLAIM DEED
WITH RETENTION OF LIFE ESTATE

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, **W. H. Welcker**, as GRANTOR herein, by these presents do hereby quitclaim, remise and convey unto **Marilyn Perkesson**, the GRANTEE herein, her successors, heirs and assigns, all his right, title and interest in the following described tract or parcel of land in the Davidson County, Tennessee, and described as follows:

In conveying said property to Marilyn Perkesson, I hereby expressly retain a life estate in the property and do not release control until my death.

Land in Davidson County, Tennessee, being Lot no. 11 on the plan of Woodbine Sales Corporation's Subdivision of parts of Lots No. 3.6 and 7 of the lands of Hinchey Petway, of record in Book _____, page _____ RODC.

Said Lot No. 11 fronts 54 feet on the south side of Thuss Avenue and runs back between lines 154.1 feet on the west line and 153.6 feet on the east line to a dead line and measures 54 feet thereon.

Being the same property conveyed to W. H. Welcker and wife, Nellie May Welcker from Woodbine Sales Corporation by deed as of record in Book 1217, page 88, RODC. The said Nellie May Welcker having since died.

This is improved property located at 239 Thuss, Nashville, Davidson County, Tennessee 37211.

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

WITNESS my hand this the 18 day of Oct, 1996.

1376 10/21 0101 03CHECK 8.00

W. H. Welcker (Grantor)

0237945
IDENTIF. & REFERENCE

96 OCT 21 AM 10:07
FELIX Z. GILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10231 PG 99

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, W. H. Welcker, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 18 day of Oct, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-23-2000

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

W Welcker
AFFIANT

Sworn to and subscribed before me on this the 18 day of Oct, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-23-2000

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Maximum principal indebtedness for Tennessee recording tax purposes is $ -0- .

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This Instrument Was Prepared By:

BRIAN O. BOWHAN, ATTORNEY
MORROW BOWHAN & ASSOCIATES
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Nashville, TN 37211
(615) 832-0138

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