THIS INSTRUMENT PREPARED BY:
Jack Green, Attorney at Law
141 Thompson Lane
Nashville, TN. 37211

BOOK 10242 PG 236

Address New Owner	Send Tax Bills To	Map-Parcel No.
James H. Estes, et ux, et al 300 Fairfax Avenue Nashville, TN. 37212	Same	Map 103-08-0 Par 056.00

QUIT-CLAIM DEED

FOR AND IN consideration of love and affection, We

JAMES H. ESTES AND WIFE, EMILY G. ESTES

do hereby quitclaim and transfer and convey all right, title and interest unto **James H. Estes Jr.**, the following described tract or parcel of land, located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being the westerly 25 feet of the easterly 75 feet of the north 154 feet of Lot No. 345 on the Map of Richland Realty Company's Subdivision of West Lawn, as of record in Book 421, page 32, Register's Office for said County.

SAID part of said lot fronts 25 feet on the south side of Minnesota Avenue, sometimes called Murphy Road, and runs back between parallel lines, 154 feet to a dead line.

BEING the same property conveyed to James H. Estes and wife, Emily G. Estes by Deed from James D. Capps and wife, Maude Capps, of record in Book 3529, page 135, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement granted City of Nashville by Henry B. Miller of record in Book 1943, page 13, for the purpose of a sanitary sewer across the land in question, and also an easement for a natural drain running across the rear part of the premises.

It is expressly understood by the parties that this conveyance is subject to a life estate in the Grantors herein, James H. Estes and wife, Emily G. Estes.

WITNESS this 29 day of October, 1996.

James H. Estes

James H. Estes

Emily G. Estes

Emily G. Estes

021;11;66
IDENTIFICATION

96 OCT 30 P1:12:12
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5824 10/30 0101 01CASH 8.00

BOOK 10242 PG 237

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named **James H. Estes and wife Emily G. Estes**, who upon oath acknowledged themselves to have full power and authority to execute the within and foregoing instrument, and with whom I am personally acquainted, and who acknowledged further that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, this the 29th day of October, 1996.

Peggy M. Bandy
Notary Public

My Commission Expires: 7-25-98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for

this instrument is $ -0-.

Jack Green
Affiant

Sworn to and subscribed before me this 29 day of October, 1996.

Peggy M. Bandy
Notary Public

My Commission Expires: 7-25-98