BOOK 10288 PG 854

0255276

IDENTIFICATION REFERENCE

MAIL ENV.

This Instrument Prepared By:
LAW OFFICES OF K. GABRIEL HEISER
5120 Virginia Way, Suite B-13
Brentwood, TN 37027
(615) 661-0405

96 DEC 12 PM 2:43

REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that LOIS M. GEARY, Grantor, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby quitclaim and convey the property described below to LOIS M. GEARY for her life, without any liability for waste, with full power and authority in herself, to sell, convey, mortgage, lease, or otherwise dispose of the property described below in fee simple, without joinder by the remaindermen, and to keep absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, to the extent not otherwise disposed of by the life tenant, title shall be in her son, J. DON GEARY, or his descendants, per stirpes, if he is not then living. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows:

> Being Lot No. 1 on the Plan of Seven Oaks Subdivision, Section 1, as of record in Book 1835, page 132, Register's Office of said County.
>
> Beginning at a point in the northeasterly margin of Weaver Drive at the corner of Lots 1 and 2; thence with the line between said lots northeasterly 271.2 feet to a point; thence northwesterly 301.2 feet to a point in the margin of Pineway Drive; thence southwesterly with said Drive 120.78 feet to the beginning of a curve; thence around said curve in a southeasterly direction 36.99 feet to a point in the margin of Weaver Drive; thence with the margin of same southeasterly 188.18 feet to the point of beginning.
>
> Being the same property conveyed to J. Don Geary and wife, Lois M. Geary, by deed from F.L. Eubank and wife, Helen L. Eubank, of record in Book 2598, Page 453, Register's Office for said County. J. Don Geary is deceased.

This is improved property known as 220 Pineway Drive, Nashville, Tennessee.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, I have executed this instrument this the 9th day of December, 1996.

Lois M. Geary

LOIS M. GEARY

5043 12/12 0101 03CHECK 8.00

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STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared LOIS M. GEARY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she, as such grantor, executed the foregoing instrument for the purposes therein contained, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal this the 9th day of December, 1996.

M. Elizabeth Miller
NOTARY PUBLIC

My Commission Expires SEPT. 23, 2000
MyCommissionExpires:_____

Property address:
220 Pineway Drive
Nashville, Tennessee 37217

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Lois M. Geary
LOIS M. GEARY, Affiant

Mail Tax Bills To:
Lois M. Geary
c/o J. Don Geary
1045 Brittain Lane
P. O. Box 24
Nolensville, Tennessee 37135

Subscribed and sworn to before me this the 9th day of December, 1996.

M. Elizabeth Miller
NOTARY PUBLIC

M+P:
128-10-0 068.00

My Commission Expires:_____
My Commission Expires SEPT. 23, 2000