This Instrument Prepared By:
The Law Offices of K. Gabriel Heiser
5120 Virginia Way, Suite B-13
Brentwood, TN 37027
(615)661-0405

BOOK 10417 PG 24

72-13
319

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that MARY ALICE KRAMER TOWE, Grantor, her husband, John B. Towe having predeceased her, 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 MARY ALICE KRAMER TOWE 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 her death, to the extent not otherwise disposed of, title shall be in her then living issue, per stirpes.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being the easterly 25 feet of the westerly 50 feet of lot No. 33 on the plan of Sharpe and Horn's Fourth Addition, as of record in Book 161, page 172, Register's Office for said County.
>
> Said part of lot No. 33 fronts 25 feet on the southerly side of West Douglas Avenue, formerly Hinton Street, and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to JOHN B. TOWE and wife, MARY ALICE KRAMER TOWE, by deed dated August 2, 1949, of record in Book 1734, Page 291, from Doris E. Craughead. John B. Towe is deceased.

This is improved property known as 912 Douglas Avenue, Nashville, Tennessee.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, I have executed this instrument this day, this 14th day of April, 1997.

Mary Alice Kramer Towe
MARY ALICE KRAMER TOWE

02944479
IDENTIFICATION REFERENCE

97 APR 15 AM 10:52
REGISTER
DAVIDSON COUNTY, TN.

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BOOK 10417 PG 25

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared MARY ALICE KRAMER TOWE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the within named grantor, and that as such grantor she executed the foregoing instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and Notarial Seal this day, April 14, 1997.

NOTARY PUBLIC

My Commission Expires: 8-4-98

Property address:
912 West Douglas Avenue
Nashville, Tennessee 37206

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).

Mail Tax Bills To:
Joe Z. Towe
2814 Lake Valley Road
Hendersonville, Tennessee 37075

Mary Alice Kramer Towe
MARY ALICE KRAMER TOWE, Affiant

PARCEL I.D.

Subscribed and sworn to before me day, April 14, 1997.

NOTARY PUBLIC

My Commission Expires: 8-4-98

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