BOOK 10526 PG 653

THIS INSTRUMENT PREPARED BY:
HAYNES, WALKER & FREEMAN
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
J. B. KEENE 4463 BRICK CHURCK PK WHITES CREEK, TN. 37189	Same	Map 32 Parcel 17

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **DOLLY MAI WILLIAMS KEENE**, by these presents with the specific intent to create a life estate for Beulah P. Talley, does hereby quitclaim and convey a life estate to Beulah P. Talley to have and to hold during her natural life with the remainder interest unto **DOLLY MAI WILLIAMS KEENE, J.B. KEENE** and **SEAN KEENE** as tenants in common with a right of survivorship, each to receive an undivided one third interest to the following described tract of land:

Lying in the 10th Civil District of said County, described as follows:

Beginning at a marked sugar tree on the east margin of Brick Church Pike; thence N. 38 1/2 deg. E. 79.5 poles to a corner fence post; thence N. 15 deg. W. 55 poles to a beech pointer; thence W. 28.6 poles to a large hickory; thence S. 28 deg. W. 21.24 poles to a stake in wire fence; thence S. 8 deg. E. 29.52 poles to a stake with cedar pointer; thence S. 68 deg. W. 36 poles to a point in center of large ditch on east margin of pike, and opposite a small cedar tree marked fore and aft; thence S. 20 1/2 deg. East 44 poles; thence S. 38 3/4 deg. E. 28.6 poles to the point of beginning, containing 32.1 acres, more or less.

Being the same property conveyed to Dolly Mai Williams by deed from Beulah P. Talley of record in Book 8220, Page 444, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Subscribed and sworn to before me this 8th day of August, 1996.

My Commission Expires: 5/28/2000 (Affix Seal)

Affiant

Notary Public

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

Witness my hand this 7th day of August, 1996, the bargaining parties, having caused my name to be signed hereto on said day and date.

Dolly Mai Williams Keene
DOLLY MAI WILLIAMS KEENE

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOLLY MAI WILLIAMS KEENE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tn this the 7th day of August, 1996.

Patricia B. Eskew
NOTARY PUBLIC

My Commission Expires: 5/12/2000

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IDENTIF. A REFERENCE

97 JUL 11 PM 3:15

ELIA S. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

PICK-UP

3465 07/11 0103 03CHECK 8.00