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BOOK 10684 PG 774 IDENTIF. & REFERENCE

PICK-UP

97 NOV 14 PM 2:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that CHARLES S. REYNOLDS and wife, EDNA MAE REYNOLDS, Grantors, 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, do hereby quitclaim and convey all of their right, title and interest in the property described below to CHARLES S. REYNOLDS for his life, without any liability for waste, with full power and authority in him, 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 his death, to the extent not otherwise disposed of during his life, title shall be in the then living issue, per stirpes, of CHARLES S. REYNOLDS and EDNA MAE REYNOLDS. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Spring Park Subdivision, as of record in Book 57, page 134, Register's Office for said County.
>
> Said Lot No. 15 fronts 50 feet on the westerly side of South 14th Street and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to CHARLES S. REYNOLDS and EDNA MAE REYNOLDS, by deed from Neil E. Pyburn and Flora K. Pyburn, dated July 31, 1970, of record in Book 4435, Page 472, Register's Office for said County.

This is improved property known as 106 S. 14th Street, Nashville, Tennessee 37206.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, this instrument was executed by CHARLES S. REYNOLDS on Nov 14th, 1997.

Charles S Reynolds
CHARLES S. REYNOLDS

IN TESTIMONY WHEREOF, this instrument was executed by EDNA MAE REYNOLDS on Nov 14th, 1997.

EDNA MAE REYNOLDS

Charles S. Reynolds Jr.
by: CHARLES S. REYNOLDS, JR., Attorney in Fact for Edna Mae Reynolds

BOOK 10684 PG 775

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared CHARLES S. REYNOLDS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal on Nov 14th, 1997.

Samantha Bacon

NOTARY PUBLIC

My Commission Expires: My Commission Expires Jan. 27, 2001

STATE OF TN)
COUNTY OF Davidson)

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared CHARLES S. REYNOLDS, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the attorney-in-fact of EDNA MAY REYNOLDS, one of the within named grantors, and that he, as such attorney-in-fact, executed the foregoing instrument for the purposes therein contained by signing on behalf of EDNA MAY REYNOLDS, and acknowledged that he executed the same as her free act and deed.

WITNESS my hand and Notarial Seal Nov 14th, 1997.

Samantha Bacon

NOTARY PUBLIC

My Commission Expires: My Commission Expires Jan. 27, 2001

Property address:
106 S. 14th Street
Nashville, Tennessee 37206

Mail Tax Bills To:
CHARLES S. REYNOLDS
106 S. 14th Street
Nashville, Tennessee 37206

PARCEL I.D.
Map 83-13
Par. 61
18W-15635

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0

Charles S Reynolds
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 1997.

Deputy Register

1862 11/14 0101 01CASH 8.00