0414096
IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING COMPANY
WITH INFORMATION FURNISHED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION
223 Madison Street, S. 102
Madison, TN 37115

98 MAR 19 AM 9:56
CLERK AND MASTER/REGISTER
DAVIDSON COUNTY, TN.

BOOK 10844 PG 851

QUITCLAIM DEED

7863 03/19 0101 03CHECK 12.00

NAME & ADDRESS OF NEW OWNER:
Julian H. Williams
801 N Graycroft Ave.
Madison, TN 37115

mail

SEND TAX BILLS TO:
Same as New Owner

TAX MAP & PARCEL NOS.:
Map 34-13 Parcel 329 (Tract 1)
Map 34-13 Parcel 137 (Tract 2)

For and in Consideration of love and affection, (and no monetary consideration) and for the express purpose of making a re-conveyance in and to property described herein to create **a fee simple estate in the Grantees herein as tenants in common**, **WE, JULIAN H. WILLIAMS AND WIFE, VIVA S. WILLIAMS, Grantors,** by these presents do hereby quitclaim and convey unto ROBERT L. SANDERS, Trustee, his successors and assigns, all our right, title and interest EXCEPT FOR A LIFE ESTATE INTEREST WHICH THE GRANTORS HEREIN EXPRESSLY RETAIN, in and to the following described tracts or parcels of land, to wit:

TRACT NO. 1: Land in Davidson County, Tennessee, being Lots Nos. 3, 4 and 5 of Block "C" on the Map of East Lawn as of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee, and being that property described in deeds of record in Book 3763, Page 235 and Book 4068, Page 78, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 6 of Block "C" on the Map of East Lawn as of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tenenssee.

Said Lot No. 6 fronts 58.70 feet on the southerly side of McKinley Street and runs back 120 feet on the easterly side and 123.50 feet on the westerly side to a dead line, measuring 87.06 feet thereon.

Being the same property conveyed to Julian H. Williams and wife, Viva S. Williams by Quitclaim Deed from M. Wesley Hall, III, of record in Book 9091, Page 756, Register's Office for Davidson County, Tennessee. County, Tennessee.

TRACT NO. 1 IS IMPROVED PROPERTY KNOWN AS:
Gallatin Rd., Madison, TN 37115

TRACT NO. 2 IS UNIMPROVED PROPERTY KNOWN AS:
McKinley Street, Madison, TN 37115

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

And now, I, the said ROBERT L. SANDERS, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **JOSEPH LEE WILLIAMS AND DINAH S. WILLIAMS,** their heirs and assigns, **A REMAINDER ESTATE** , which is all my right, title and interest in and to the above described property to which reference is here made, **the said Julian H. Williams and wife, Viva S. Williams having retained a life estate interest in this conveyance,** and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set out hands on this the 23rd day of February, 1998.

Julian H. Williams

Viva S. Williams

Robert L. Sanders, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Julian H. Williams and wife, Viva S. Williams, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 25th day of February, 1998.

Notary Public

My Commission Expires:
9/23/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT L. SANDERS, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 24th day of February, 1998.

My Commission expires: 5/23/98

Diane L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Donald L. Williams
Affiant

Subscribed and sworn to before me
this the 19 day of ~~February, 1998.~~ March 1998.

~~My Commission expires:~~

B. Edwards Dep. Reg.
~~Notary Public~~