BOOK 10954 PG 495

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary R. Duke	"Same"	Map 38
(NAME)	(NAME)	
6022 Old Hickory Blvd.		Parcels 111 &
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	113
Whites Creek, TN 37189		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Johnny Lewis Perry, III and Linda Ruth Warf, reserving unto myself the life estate in the use, possession, enjoyment, and income of said property.

~~We, I, Mary Ruthene Duke~~

by these presents do hereby quitclaim and convey unto John A. Holt, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

LAND in Davidson County, Tennessee lying and being in the 13th Civil District of said County, described according to a copy of a survey thereof by Hickerson-Miller, Engineers, dated February 26, 1955, as follows:

BEGINNING at a point in the center line of Old Hickory Blvd. at its intersection with the center line of Eaton Creek Road; thence with the center of said Blvd. N 50 deg. 30 min. East 4.50 feet and N 44 deg. East 388 feet and N 35 deg. 30 min. East 157 feet to the Northwest corner of the property conveyed to Henry Franklin Smith and wife, Charlene Smith, by deed from J.D. Newell and wife, of record in Book 2346, page 311, Register's Office for Davidson County, Tennessee; thence along Smith's westerly line S 21 deg. East 1,180 feet more or less, to a point in the center of Eaton Creek Road; thence with the center line of the same, N 88 deg. 45 min. West 262 feet and N 70 deg. 30 min. West 155 feet to the point of beginning, containing 10 acres, more or less, including but excluding from above description 4.3 acres, more or less, conveyed to James G. Henderson and wife, Edna Lee Henderson, by deed from J.D. Newell and wife of record in Book 2451, page 427, Register's Office.

Being the same property conveyed to Hugh D. Duke and wife, Mary R. Duke by Quitclaim Deed from Mary Ruthene T. Perry as of record in Book 5627, page 904, Register's Office for Davidson County. Hugh D. Duke having since died on October 10,1992

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 the 29th day of May, 1998

Affiant: Mary R. Duke

My commission expires: 7 22 2000

Notary Public: Tracy D. Ulmer (Affix Seal)

This is improved (X) unimproved ( ) property, known as 6022 Old Hickory Blvd. (House Number) (Street) Whites Creek, TN 37189 P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said John A. Holt, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Mary Ruthene Duke a life estate in the above property for her use and possession, enjoyment and income of said property and the remainder interest equally to Johnny Lewis Perry, III and Linda Ruth Warf.

heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, 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 our hands on this the* 29 *day of* May, *19*98.

Mary Ruthene Duke

John Aaron Holt
Trustee.

THIS INSTRUMENT WAS PREPARED BY:

John Aaron Holt
Attorney-at-Law
311 White Bridge Road
Nashville, TN 37209

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

10:21 AM

STATE OF TENNESSEE
COUNTY OF

BOOK 10954 PG 496

Personally appeared before me, Tracy S. Ulmer, a Notary Public in and for said County and State, the within named, Mary Ruthene Duke, the Bargainor(s) 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 Nashville, Tennessee, this 29th day of May, 1998.

Tracy S. Ulmer
Notary Public

My commission expires: 7-22-2000

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Tracy S. Ulmer, a Notary Public in and for said County and State, the within named, John Aaron Holt, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of May, 1998.

Tracy S. Ulmer
Notary Public

My commission expires: 7-22-2000

QUITCLAIM DEED

AND

This Instrument Prepared By:

John Aaron Holt
Attorney-at-Law
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

98 JUN -1 PM 2:48

IDENTIFICATION REFERENCE

3925 06/01 0101 01CASH 8.00

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