RECORDERS MEMO
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FROM: Thelma Y. Stevens
TO: Stevens Family Trust

BOOK 11158 PAGE 921

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Stevens Family Trust ; Cora Lee Stevens & Thelma Y Stevens, TRUSTEES Rt 2, Gower Road Nashville, TN 38478	Stevens Family Trust Cora Lee Stevens & Thelma Y Stevens, TRUSTEES Rt 2, Gower Road Nashville, TN 38478	

STATE OF TENNESSEE }

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ NONE.

Thelma Y Stevens
Thelma Y. Stevens

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 1998.

24 9th

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires May 27, 2001

(AFFIX SEAL HERE)

This Instrument Was Prepared By:

E. Joseph Fitzpatrick, Jr., Esq.
Attorney at Law
P.O. Box 1804
Brentwood, TN 37024

(615) 373 – [redacted]

98 OCT 16 AM 11:28
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0500592
IDENTIF. ↑ REFERENCE

Mail

Revocable

I, Thelma Y. Lee Stevens do hereby Quitclaim to the STEVENS FAMILY TRUST all of my interest in said real property as described below:

That parcel of land as described and recorded among the Land Records of Davidson County in Book 4960, Page 564 through and including 569, and as found in Book 5117 Pages 372 through and including 375, more particularly described as

, Trustee, his successors and assigns, the following described real es-
of land, to wit: Land in the 8th Civil District of Davidson County, Tenn., beginning at a point in the Gower School Rd., same being the northwest corner of Lawrence Hawkins place and the southeast corner of Nolen Stephens place. Thence N. 9° 30' W. 6 poles to the southwest corner of the M.E. Church lot; thence with same S. 80° E. with church lot fence 10 1/2 poles to a stake; thence N. 15° 30' E. 8 poles to a stake in fence corner; thence with church lot and fence N. 57° 30' W. 16 poles to center of Gower Road; thence with the Gower Road the following call; N. 25° E. 25-3/4 poles; N. 29° E. 10 poles; N. 38° E. 10 poles; N. 47° E. 2[illegible] poles; N. 51° E. 8 poles; N. 53° E. 12 poles; N. 45° E. 8 poles; N. 38° E. 28 poles to a point in center of the New River Road. Thence with center of New River Road the following calls: S. 12° W. 17 poles; S. 14° W. 32 poles; S. 10° W. 8 poles; S. 2° W. 8 poles, S. 2° E. 8 poles; S. 6° E. 8 poles; S. 15° E. 8 poles; S. 17° E. 8 poles; S. 21° E. 8 poles; S. 32° E. 8 poles; S. 42° E. 7 poles to T. G. Greer's corner in Hawkins or Vaughn's line; thence with the Vaughn place N 87° W. 76 poles to point of beginning, containing 28.75 acres, be the same more or less. The above survey includes one-half of the New River Road and one-half of the Gower Road. Included in the above description but excluded in this conveyance is that portion of land conveyed to the Centenary Methodist Church, in 1965 and to D. W. DeMoss and Horace DeMoss in 1962. Being part of the one-half undivided interest in the same property conveyed to John W. Hess and Lawrence N. Stevens by deed from Josephine Sullivan McGill and husband, Fred McGill, Jr., as of record in Book 2094, Page 417, R.O.D.C., TN, the said Lawrence N. Stevens having since died and grantors being part of the legal heirs at law of the deceased, he owning a one-half undivided interest in the above described real estate.

of land, to wit: Land in Davidson County, Tennessee.
Beginning at an iron pin on Easterly right-of-way of Gower School Rd., thence South 56° 16 minutes 18 seconds East, 1204.32 feet to the Westerly right-of-way of River Road Pike, thence with said right-of-way, North 63° 38 minutes 40 seconds East, 10.00 feet, thence with curve whose delta is 51° 59 minutes 43 seconds and centerline radius 1368.691 feet, a distance of 132.87 feet to an iron pin, thence with L. Hawkins line, with a fence, North 83° 32 minutes 54 seconds West 596.96 feet to an iron pin at a tree, thence with Centenary Methodist Church line, North 62° 46 minutes 23 seconds West 498.16 feet to an iron pin, thence North 54° 07 minutes 47 seconds West 242.21 feet to the right-of-way of Gower School Rd., 2.15 feet at South 49° 42 min. E. from a utility pole, thence with said right-of-way, North 24 degrees 37 minutes 04 seconds East 377.61 feet to the beginning; containing 8.61 acres more or less, according to a survey by Jack Underwood, 8/10/76. Being a part of the same property conveyed to John W. Hess and Lawrence N. Stevens by deed from Josephine S. McGill, et vir, as of record in Book 2094, Page 417, R.O.D.C., TN, the said Lawrence N. Stevens and John W. Hess having since died and grantor Ethel Hess having inherited a one-half undivieed interest by will of her husband, John W. Hess, and the said grantor, Thelma Stevens, having acquired a one-half undivided interest by quitclaim deed from all the heirs of her husband, Lawrence N. Stevens.

RESERVING, HOWEVER, to Grantor a LIFE ESTATE to use and occupy the above described property as and for their personal residence during the remainder of the lifetime of either Grantor (the other Grantor being Cora Lee Stevens, who is granting a separate parcel of real property on this same date to the Stevens Family Trust). Such life estate shall continue until terminated upon the terms and conditions set forth in the Trust Agreement of the above named Trust.

FOR GOOD AND SUFFICIENT CONSIDERATION, the above-named Grantor does hereby GRANT and CONVEY, unto the above-named Grantee, the real property above described, together with the appurtenances. This deed is given for estate planning purposes, without valuable consideration in cash or property, to vest title to the property in a living trust established by Grantor parties.

Grantor WARRANTS that Grantor has good right and authority to execute and deliver this deed to the Grantee, and that Grantor is the owner in fee simple of said premises, subject only to those encumbrances of record, if any, which were made, suffered, or assumed by the Grantor.

IN WITNESS WHEREOF I have hereunto set my hand on this the 9TH day of October, 1998.

Thelma Y. Stevens

THELMA Y. STEVENS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Brad Young, a Notary Public in and for the State and County aforesaid, personally appeared THELMA Y. STEVENS with whom I am personally acquainted and executed the foregoing instrument for the purpose therein contained, at Nashville, Tennessee, this the 9th day of October, 1998.

MY COMMISSION EXPIRES: My Commission Expires May 27, 2001
DATE

(AFFIX SEAL)

NOTARY PUBLIC: _____
SIGNATURE

293 10/16 0101 03CHECK
10.00