BOOK 11273 PAGE 126

FROM:	TO:
Walter T. Richards and wife, Bobbie J. Richards	Patricia M. Hylton, Trustee
AND	
FROM:	**TO:**
Patricia M. Hylton, Trustee	Bobbie J. Richards for life, with remainder to Walter T. Richards

QUITCLAIM DEED

This Instrument Prepared By*
Drake Holliday, Attorney, 2ll Union St., Ste. 800, Nashville, TN 3720l
* from information furnished by the parties

NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Mail Bobbie J. Richards 413 Starliner Crt Nashville, TN 37209	Same	102-4-1

FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration), and for the express purpose of creating a life estate in Bobbie J. Richards, with remainder to Walter T. Richards, in fee simple, WE, WALTER T. RICHARDS and wife, BOBBIE J. RICHARDS, by these presents do hereby quitclaim and convey unto PATRICIA M. HYLTON, Trustee, her successors and assigns, all our right, title and interest in and to the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1029 on the Plan of Charlotte Park, Section 13, of record in Book 2900, Pages 142 and 143, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1029 fronts 94.7 feet on the northwesterly side of Starliner Court and extends back 174.2 feet on the southwesterly line and 130.3 feet on the northeasterly line to an irregular line in the rear on which it measures 66.0 feet thereon.

Being the same property conveyed to Walter T. Richards, and wife, Bobbie J. Richards, by deed from Steven D. Johnson and wife, Patricia Ann Johnson, of record in Book 9278, Page 268, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as 413 Starliner Court, Nashville, TN 37209.

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 22nd day of February, 1995.

Bobbie Richards
Affiant

My commission expires: 5/24/98

(affix seal)

Notary Public

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

And now, I, the said PATRICIA M. HYLTON, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto BOBBIE J. RICHARDS, for the duration of her natural life, with remainder to WALTER T. RICHARDS in fee simple, his heirs and assigns, all of my right, title and interest in and to 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 22nd day of December, 1998.

0530627
IDENTIF. & REFERENCE
98 DEC 30 PM 12:35
REGISTER
DAVIDSON COUNTY, TN.

Walter T. Richards
Walter T. Richards

Bobbie J. Richards
Bobbie J. Richards

Patricia M. Hylton
Patricia M. Hylton, Trustee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Drake Holliday, a Notary Public in and for said County and State, the within named WALTER T. RICHARDS and BOBBIE J. RICHARDS, the Bargainors, with whom I am personally acquainted, or who proved identity 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 Nashville, Tennessee, this 22nd day of December, 1998.

Drake Holliday
Notary Public

My commission expires: 5/24/02

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Drake Holliday, a Notary Public in and for said County and State, the within named PATRICIA M. HYLTON, Trustee, with whom I am personally acquainted, or who proved identity to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December, 1998.

Drake Holliday
Notary Public

My commission expires: 5/24/02

6273 12/30 0101 03:CHECK
10.00