THIS DOCUMENT PREPARED BY:
Michael Davis.
109C EAST AVENUE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
Evelyn P. Speight
300 Fannin Drive
Goodlettsville, TN 37072

MAP: 018-12-0
GROUP:
PARCEL: 54

BOOK 11327 PAGE 878

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), I, Evelyn P. Speight, **(Grantor),** by these presents do hereby quitclaim and convey unto James Estill Speight Jr., and Jonnie Michael Speight **(Grantees)** as Tenants in Common with right of survivorship the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Mansker Heights as of record in Book 2900, Page 10, Register's Office for said County as follows:

BEGINNING at a point in the easterly margin of Fannin Drive at the common corner of Lots 22 and 23; thence with the line between said lots, easterly 172.7 feet to a corner of Lot 24; thence with the line between Lots 23 and 24 northeasterly 159.6 feet to a point in the southwesterly margin of Dorr Drive; thence with the margin of the same, westerly 280 feet to a point at the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the easterly margin of Fannin Drive; thence with the margin of the same, southerly 180 feet to the beginning.

Being the same property conveyed to James E. Speight, Sr. and wife, Evelyn P. Speight by deed of record in Book 5127, page 736 Register's Office for Davidson County, Tennessee. The said James E. Speight, Sr. now being deceased.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

Grantor specifically retains a life estate in above described property.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

IN WITNESS WHEREOF we have hereunto set our hands on the 29th day of January, 1999.

Evelyn P. Speight
Evelyn P. Speight

99FEB-4 PM 1:39

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0545340

IDENTIF. & REFERENCE

1913 02/04 0101 03CHECK 10.00

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
AT LARGE

Personally appeared before me, Michael Perry Dunn, a Notary Public at Large, the within named Evelyn P. Speight., the Bargainor, with whom I am personally acquainted. and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 29th day of January, 1999.

Notary Public

My commission expires: 11/30/2002

The actual consideration or value whichever is greater, for this transfer is $0.

Evelyn P Speight
Affiant

Sworn and subscribed before me, this the 29th day of January, 1999.

Notary Public

My commission expires: 11/30/2002