Mail

This instrument prepared by:
Dennis Clifton Wright, Attorney
712 West Old Hickory Boulevard
Madison, Tennessee 37115-3014

BOOK 11456 PG. 653

QUITCLAIM DEED

Address new owner as:
Sherri Stotts
1605 Debow Street
Old Hickory, Tennessee 37138

Send tax bills to:
Same

Map-Parcel
Map 53-5
Par 325

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lou Ella P. Rager, (the Grantor), have this day bargained and sold, and do hereby transfer, convey and quitclaim to Sherri Stotts, Trustee, her successors and assigns, all my right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 219-215, Section "C", Village of Old Hickory, as shown on revised plan recorded April 10, 1951, Book 1835, page 52, in Register's Office for Davidson County, Tennessee; containing 0.17 acres, more or less.

Subject to and/or reserving one (1) permanent easement 12.5 feet wide for utilities and one (1) special easement 2.5 feet wide for sewer, together with all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

The property above described abuts on Dodson Street as shown on said Plan of Section "C" on the westerly margin thereof.

The easement reserved by the Plan of Section "D", Book 1424, page 65, Register Office for Davidson County, Tennessee, and the Plan of Section "C", Book 1424, page 66, Register Office for Davidson County, Tennessee, having been altered by instruments executed by all the parties owning property abutting on said street, on both the easterly and westerly margins thereof, from Ninth Street to Seventeenth Street, recorded in June 30, 1950, in Book 1853, page 281 and Page 257, Register's Office for Davidson County, Tennessee, so as to change Dodson Street from a public street to a private driveway, this conveyance of Lot 219-215 in Section "C" is being made subject to an easement in Dodson Street for private road and public utilities only.

The above described property is conveyed subject to the covenant contained in an instrument executed by E.I. du Pont de Nemours and Company, et als., dated February 15, 1951, and recorded on April 3, 1951, in Book 1968, page 605, Register of Davidson County, Tennessee, and the grantees in this deed agree to comply with such covenant and to use that portion of the above described property fronting on the easterly side of Debow Street as the building site, and that portion immediately in the rear thereof and fronting on the westerly side of Dodson Street only for the construction of buildings accessory to the residence to be constructed on that portion of the property fronting on the easterly side of Debow Street.

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

[illegible] the same property conveyed to Bennie F. Rager and wife, [illegible] by deed from E.I. du Pont de Nemours and [illegible], a Delaware corporation, of record in Book 2029, page [illegible], Register's Office for Davidson County, Tennessee, the said Bennie F. Rager having since died.

This is improved property known as 1605 Debow Street, Old Hickory, Tennessee.

BOOK 11456 PG. 654

Grantor reserve unto herself a life estate in the above described property for as long as she shall live, with the right to occupy and use said property as her own during her lifetime.

WITNESS my hand this 29th day of April, 1999.

Lou Ella P. Rager
LOU ELLA P. RAGER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lou Ella P. Rager, the within named bargainor 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, at office, this 29th day of April, 1999.

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
NOTARY PUBLIC

My Commission Expires MAR. 23 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 0.00 .

AFFIANT

Subscribed and sworn to before me, this 29th day of April, 1999.

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
NOTARY PUBLIC

My Commission Expires MAR. 23, 2002

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

99 APR 30 PM 4:43
ALL TAXES PAID
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

05811 0118

04/20 0101 CHECK 10.00