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IDENTIF. & REFERENCE
99 JUL -6 AM 10:50
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

BOOK 11558 PAGE 873

PICK-UP

QUITCLAIM DEED

GRANTORS: WILBUR H. CATE AND WIFE, VIRGINIA S. CATE (RESERVING A 75% UNDIVIDED INTEREST)

GRANTEES: ROBERT T. CATE AND WIFE, VIVIAN D. CATE (A 25% UNDIVIDED INTEREST)

PROPERTY ADDRESS
2876 Sugartree Road
Nashville, TN 37215

MAP/PARCEL NO: 117-9/77

ADDRESS NEW OWNERS AND SEND TAX NOTICES TO:
Wilbur H. Cate, Virginia S. Cate, Robert T. Cate, and Vivian D. Cate
2876 Sugartree Road
Nashville, TN 37215

For and in consideration of the love and affection which we have for our son and daughter-in-law, Robert T. Cate and Vivian D. Cate, and in consideration of the care which they have given and continue to provide for us, we, Wilbur H. Cate and wife, Virginia S. Cate, retaining a 75% undivided interest, hereby quitclaim, transfer, and convey to Robert T. Cate and wife, Vivian D. Cate, a 25% undivided interest in and to the following described parcel of land in Nashville, Davidson County, Tennessee:

[illegible] 14.00

Being Lot No. 34 on the Map of Woodmont Estates No. 2, as of record in Book 1130, page 99, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Sugar Tree Road, at an iron pin at the corner of Lots Nos. 33 and 34; thence with the margin of said Road, westerly 100 feet to a concrete monument set at the beginning of a curve; thence around said curve in the northerly direction 44.12 feet to another concrete monument set in the easterly margin of Hilldale Drive; thence with the margin of said drive, northerly 119.5 feet, and continuing with the same, northerly 160.5 feet to the corner of Lots Nos. 34 and 35; thence with the line between said lots, easterly 123.7 feet to the corner of Lots Nos. 33 and 34; thence with the line between said Lots, southerly 307.3 feet to the point of beginning.

Being the same property conveyed to Wilbur H. Cate and wife, Virginia S. Cate, by deed from Z. D. Atkins and wife, Peggy H. Atkins, dated August 21, 1958, of record in Book 2801, page 335, Office of the Register for Davidson County, Tennessee.

This is improved property known as 2876 Sugartree Road, Nashville, Tennessee 37215.

In the event that this property should be sold during the lifetime of either or both Grantors, the Grantees shall be entitled to receive the following amounts from the net proceeds of sale: (1) 25% if sold during the calendar year 1999, 30% if sold during the calendar year 2000, and an additional 5% in each calendar year thereafter during which the property may be sold; and (2) Reimbursement of any and all amounts expended by the Grantees after the date of this deed for remodeling and/or improvements upon the property. The rest of the proceeds of sale shall be received by the Grantors.

In the event that the Grantors should no longer be able to live in the premises and must reside in a nursing home, the Grantees are authorized to continue to reside in the home, provided that they pay the taxes, insurance, and upkeep on the home until the deaths of the Grantors. However, if other assets of the Grantors are substantially exhausted, so that it becomes necessary for the home to be sold to provide for their continuing nursing home care, the Grantees agree to participate in a sale of the property to permit the Grantors to receive their share of the proceeds of sale.

IN WITNESS WHEREOF, we have executed this Quitclaim Deed on this 2nd day of July, 1999.

GRANTORS:

Wilbur H. Cate
WILBUR H. CATE

Virginia S. Cate
VIRGINIA S. CATE

GRANTEES:

Robert T. Cate
ROBERT T. CATE

Vivian D. Cate
VIVIAN D. CATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named WILBUR H. CATE, VIRGINIA S. CATE, ROBERT T. CATE, and VIVIAN D. CATE, the Bargainors, with whom I am personally acquainted, or proved 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 2nd day of July, 1999.

George H. Cate Jr.
NOTARY PUBLIC

My commission expires:

5-27-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, makes oath that no consideration has been paid for this Quitclaim Deed.

Robert T. Cate
AFFIANT

Sworn to and subscribed before me this 2nd day of July, 1999.

George H. Cate Jr.
NOTARY PUBLIC

My commission expires:

5-27-2001

This instrument prepared by: GEORGE H. CATE, JR., ATTORNEY
95 White Bridge Road
Suite 503, Cavalier Building
Nashville, TN 37205
615/352-8677