99 AUG 10 AM 9:10
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0677385

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 N. Mt. Juliet Road
P.O. Box 425
Mt. Juliet, TN 37122

FROM: Artie E. Minchey, et ux

TO: Dean Robinson, Trustee

AND

FROM: Dean Robinson, Trustee

TO: Tony R. Minchey

ADDRESS NEW OWNER:
Tony R. Minchey
c/o Artie E. Minchey
200 Keaton Avenue
Old Hickory, Tennessee 37138

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 44-5
Parcel 136

QUITCLAIM DEED

FOR AND IN CONSIDERATION of $10,00, and for the express purpose of making a re-conveyance to create a life estate interest in Artie E. Minchey and wife, Ruth L. Minchey, with a remainder in fee to Tony R. Minchey, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, we, **Artie E. Minchey and wife, Ruth L. Minchey**, have bargained and sold and do hereby quitclaim and convey unto **Dean Robinson, Trustee**, his successors and assigns, all of our right, title and interest in and to the following described two tracts or parcels of land located in Davidson County, Tennessee, to-wit:

TRACT I: Land in the Fourth Civil District of Davidson County, Tennessee, being part of Lot No. 47 as shown on the unrecorded Map of Rayon City, Old Hickory, Tennessee, according to a survey made by John Wilkes, Civil Engineer, July 30, 1928.

Said part of Lot No. 47 fronts 50 feet on the westerly side of Keaton Avenue and runs back between parallel lines 50 feet to a dead line and measures 50 feet thereon and being the northerly or back 50 feet of Lot No. 47.

TRACT II: Land in the Fourth Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor #823, dated November 1, 1977, and known as Job No. 77-040 as follows:

Being the northerly 25' of Lot No. 48 on the plan of Rayon City, Old Hickory, Tennessee, as of record in Book 843, page 13, Register's Office for Davidson County, Tennessee, and revised by resubdivision of record in Book 5190, page 59, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 48 begins in the east line of said lot and is N 26° 47' 26" W 123.20' from the southeast corner of said Lot 48; thence leaving the line of Lot 48 and severing said lot S 61° 14' 00" W 50.00' to an iron pin, the west line of said Lot No. 48; thence N 26° 48' W 25.00' to an iron pin at the northwest corner of said Lot 48; thence N 61° 14' E 50.00' to an iron pin; thence S 26° 48' 25.00' to the point of beginning, containing 6,153 square feet, more or less.

Being the same property conveyed to Artie E. Minchey by deed from Herman H. Minchey and wife, Beulah Minchey, of record in Book 7833, page 181, Register's Office for Davidson County, Tennessee.

Ruth L. Minchey, spouse of Artie E. Minchey, joins in this conveyance to transfer her marital interest in and to the subject property.

This is improved property known as 200 Keaton Avenue, Old Hickory, Tennessee 37138.

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

And now I, the said **Dean Robinson, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Artie E. Minchey and wife, Ruth L. Minchey, an estate for life with a remainder in fee to Tony R. Minchey**, his heirs and assigns, 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 this 3rd day of August, 1999.

Artie E. Minchey
ARTIE E. MINCHEY

Ruth L. Minchey
RUTH L. MINCHEY

Dean Robinson, Trustee
DEAN ROBINSON, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Artie E. Minchey and wife, Ruth L. Minchey, 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 foregoing Quitclaim Deed for the purposes therein contained, this 3rd day of August, 1999, at Mt. Juliet, Tennessee.

Maria Loggins
NOTARY PUBLIC

My Commission Expires: 7-13-03

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dean Robinson, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, this the 3rd day of August, 1999, at Mt. Juliet, Tennessee.

Dana Loggins
NOTARY PUBLIC

My Commission Expires: 7-13-03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Chris E. Mirchey
AFFIANT

Subscribed and sworn to before me
this the 3rd day of August, 1999.

Dana Loggins
NOTARY PUBLIC

My Commission Expires: 7-13-03

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