PICK-UP

This Document Prepared By: Wischhof & Allen, P. C., Attorneys, 615-370-5995
213 Ward Circle, #201, Brentwood, TN 37027

ADDRESS NEW OWNER:

Barbara C. Newby
2355 Buckner Road
Greenbrier, TN 37073

SEND TAX BILLS TO:

Same

TAX MAP/PARCEL #

Map ~~50-30~~ 053-13-0
Parcel 31

Davidson County DEEDQC
Recvd: 11/07/01 13:48 3pgs
Fees:17.00 Taxes:0.00
20011107-0122270

QUITCLAIM DEED

For no money consideration, but in consideration of love and affection, and of the mutual conveyances made herein, we, **BARBARA C. NEWBY and CHERI RENEE THOMAS** quitclaim all of our right, title and interest in and to the following described property to **BARBARA C. NEWBY FOR LIFE, WITH THE REMAINDER TO CHERI RENEE SULLIVANT.**

The property conveyed hereby is described as follows:

> Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 5 on the Map of Nawakwa Hills, West End Section, being a subdivision of Kennedy and Graves 45 acre tract as of record in Book 974, Page 96, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey dated September 25, 1965, made by T.R. Sanford, engineer. Said westerly one-half of Lot No. 5 fronts 52.3 feet on the northerly side of Nawakwa Trail and runs back in a northerly direction from the center of Nawakwa Trail 1247.5 feet, more or less, on the easterly line and 1238 feet, more or less, on the westerly line to a dead line measuring 60 feet thereon.
>
> The derivation of title is set out on the attached sheet labeled "Exhibit A".
>
> Cheri Renee Thomas, Cheri Renee Thomas Sullivant, and Cheri Renee Sullivant are one and the same person. Barbara C. Newby and Barbara Castleman Newby are one and the same person.
>
> **This is improved property known as 506 Nawakwa Trail, Madison, Tennessee 37115.**

Witness our signatures this the 15th day of October, 2001.

Barbara C. Newby

Cheri R. Thomas Sullivant

DERIVATION OF TITLE-506 NAWAKWA TRAIL

This is part of the same property conveyed to "Archie Castleman and Betty Jean Ford, a life estate herein, with remainder to William Allen Thomas and wife, Cheri Renee Thomas, by deed from Johnny R. Carnahan and Betty Jean Ford, of record at Book 8627, Page 523, Register's Office for Davidson County, Tennessee.

The said Archie Castleman since died intestate, whereupon his interest survived by operation of law to Barbara C. Newby. The Sixth Circuit Court for Davidson County, Tennessee, in its case captioned "Betty J. Ford vs. Barbara Nubee [sic] and Jeffrey Morphis", docket 01C-949, adjudged that "The life estate created in favor of Archie Castleman and Betty Jean Ford by that certain Deed, of record at Book 8627, Page 523, in the Register's Office for Davidson County, Tennessee, was held by them as tenants-in-common, without the right of survivorship. Upon the death of Archie Castleman, his interest did not pass to Betty Jean Ford, but became an estate *pur autré vie*, continuing for the life of Betty Jean Ford, and passing to his devisees or heirs . . . Barbara C. Newby is the only heir-at-law of Archie Castleman, who died intestate."

On 7/28/1998, which was subsequent to the death of Archie Castleman, Betty Jean Ford, William Allen Thomas, and Cheri R. Thomas encumbered their interests in the property with a Deed of Trust of record at Book 11039, Page 267, R. O. D. C. Barbara C. Newby did not join in said Deed of Trust.

On 2/12/2001, William Allen Thomas and Cheri R. Thomas were divorced by Decree of the Fourth Circuit Court, docket 99D-1114, which Decree adjudged that they would continue to hold their interests herein as tenants in common.

On 7/17/2001, Betty Jean Ford executed a junior Deed of Trust to her interest, of record as Instrument 20010717-0075789, R. O. D. C. That Deed of Trust was foreclosed, and the interest of Ford sold to Barbara C. Newby by a Substitute Trustee's Deed dated 8/24/2001 and of record as Instrument 20010827, Page 0092118, R. O. D. C. Betty Jean Ford is alive on the date of this conveyance.

On 10/9/2001, William Allen Thomas quitclaimed his interest to Barbara C. Newby by a Quitclaim Deed of record as Instrument 20011010-0110534, R. O. D. C.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, the within named **Barbara C. Newby and Cheri Renee Thomas Sullivant**, the bargainors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal this the 15th day of October, 2001.

Notary Public

My commission expires: 08/03/05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Sworn to and subscribed before me this the 15th day of October, 2001.

Notary Public

My commission expires: 08/03/05