FROM: James M. Climer, Sr. (His undivided one-half interest only)

TO: Richard Hedgepath, Jr., Trustee

AND

FROM: Richard Hedgepath, Jr., Trustee

TO: James M. Climer, Sr. a life estate and remainder of fee to Mary Sue Climer

Davidson County DEEDQC
Recvd: 08/26/03 14:19 2pgs
Fees:12.00 Taxes:0.00
20030826-0123756

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Richard Hedgepath, Jr., Attorney, 4800 Charlotte Ave, Nashville TN 37209

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Life Estate to James M. Climer, Sr. And remainder fee to Mary Sue Climer	Same	Map 103-8
94 – 44th Ave., N.		Parcel 63
Nashville, TN 37209		

FOR AND CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION AND FOR THE EXPRESS PURPOSE OF CREATING A LIFE ESTATE IN A ONE-HALF UNDIVIDED INTEREST IN THE BELOW DESCRIBED PROPERTY TO JAMES M. CLIMER, SR. AND REMAINDER TO MARY SUE CLIMER, I, JAMES M. CLIMER, SR., BY THESE PRESENTS DO HEREBY QUITCLAIM AND CONVEY MY ONE-HALF UNDIVIDED INTEREST OF THE BELOW DESCRIBED PROPERTY UNTO **RICHARD HEDGEPATH, JR., TRUSTEE**, A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, HIS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Map of Re-Subdivision of Lot No. 346, of Richland Realty Company's Subdivision of Westlawn, of record in Book 547, Page 21, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the West side of 44th Avenue North and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to James M. Climer, Sr. and wife, Ruth C. Climer, a one-half undivided interest, and to Mary Sue Climer a one-half undivided interest by deed from John L. Nixon and wife, Mildred M. Nixon, of record in Book 5428, Page 640, Register's Office for Davidson County, Tennessee.

The said Ruth C. Climer having since died.

The above description is the same as in the prior deed of record.

This is improved property known as **94 – 44th Avenue North, Nashville, Tennessee 37209**.

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

And now, I, the said **Richard Hedgepath, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my interest unto **James M. Climer, Sr., a life estate, and remainder of fee to Mary Sue Climer**, her 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 on this the 22 day of August 2003.

James M Climer Sr
JAMES M. CLIMER, SR.

Trustee
RICHARD HEDGEPATH, JR., Trustee

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James M. Climer, Sr.**, bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of August 2003.

NOTARY PUBLIC

My commission expires: 01-27-07

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Hedgepath, Jr., 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of August 2003.

Belinda A. Collins
NOTARY PUBLIC

My commission expires: My Commission Expires JULY 30, 2005

BELINDA A. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Subscribed and sworn before me, this the 22 day of August 2003.

Mary Sue Climer
Affiant

NOTARY PUBLIC

My commission expires: 01-27-07

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.