This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDQC
Recvd: 02/26/04 08:08 2 pgs
Fees:12.00 Taxes:0.00

20040226-0021657

QUITCLAIM DEED

Address new owner as:
Lewis Seagraves
1022 Prim Drive
Madison, Tennessee 37115

Send tax bills to:
Same

Map-Parcel
Map 33-16
Par 32

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, Minnie Lou Seagraves, have this day bargained and sold, and do hereby transfer, convey and quitclaim, reserving to the grantor a life estate in the real property hereinafter described and the right and power, pursuant to T.C.A. § 66-1-106, to dispose of and convey the said premises in fee at anytime during her life, hereby saving and reserving to the grantor full power and authority at any time, during her lifetime, to divest the fee hereby granted for the purpose of exercising the power to sell herein reserved, to Lewis Ray Seagraves and Rebecca Seagraves, their heirs and assigns, all our right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 161 on the Map of Primrose Acres Subdivision, Section II, as of record in Book 2900, page 44, Register's Office for said County.

Said Lot No. 161 fronts 110.0 feet on the southeast margin of Prim Drive and extends back 416.9 feet on the southwest line and 475.3 feet on the northeast line, which is a broken line, to a dead line in the rear, measuring 58.0 feet thereon.

Being the same property conveyed to Minnie Lou Seagraves, by deed from L. C. Seagraves, of record in Book 4851, page 65, Register's Office for Davidson County, Tennessee.

This is improved property known as 1022 Prim Drive, Madison, Tennessee.

WITNESS my hand this 25th day of February 2004.

Minnie L Seagraves
MINNIE LOU SEAGRAVES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Minnie Lou Seagraves, 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 25th day of February 2004.

NOTARY PUBLIC

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JAN. 28, 2006

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 25th day of February 2004.

NOTARY PUBLIC

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JAN. 28, 2006

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.