Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

From information furnished by the parties.

THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37077-0364

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Mildred K. Carter, Trustee	same	Map 43-4
Name	Name	
3612 Harbor Valley Court	same	Parcel 42
Street Address	Street Address	
Nashville, TN 37214	same	
City, State, Zip	City, State, Zip	

Davidson County DEEDQC
Recvd: 11/01/04 15:48 2pgs
Fees:12.00 Taxes:0.00

20041101-0131111

Quitclaim Deed

This conveyance is made by Mildred K. Carter, unmarried, Grantor, to Mildred K. Carter, Trustee under the Revocable Trust Agreement of Mildred K. Carter, dated January 27, 2000, Grantee.

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantor hereby conveys and quitclaims unto the Grantee, all of his/her right, title and interest in and to the described real estate, located in Davidson County, Tennessee, to-wit:

Being Lot No. 13 on the plan of Scenic View Subdivision in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded plan prepared by W. W. Turner Company: Engineers, on September 14, 1948 but not of record.

Said Lot is more particularly described as follows:

Starting with a concrete monument at the South end of the return at the Southwest corner of the intersection of Hadley Bend Road and Hickman Street and running thence the following courses and distances:

In a Southwesterly direction along the Easterly margin of Hickman Street a distance of 368.4 feet to an iron pin the point of beginning:

1. In a Southeasterly direction along the line between Lots numbers 12 and 13 a distance of 254.6 feet to an iron pin in a dead line; thence
2. In a Southwesterly direction along said dead line at the rear of Lot No. 13 a distance of 100.1 feet to an iron pin in a dead line between Lots numbers 13 and 14; thence
3. In a Northwesterly direction along the line between Lots Number 13 and 14 a distance of 260.7 feet to an iron pin in the easterly margin of Hickman Street and on a line between Lots Number 13 and 14; thence
4. In a Northeasterly direction along the easterly margin of Hickman Street a distance of 100 feet to an iron pin located on a line between Lots Number 12 and 13 and the point of beginning.

Being the same property conveyed to H. W. Carter and wife, Mildred K. Carter by deed dated March 18, 1959, from The Nashville Industrial Corporation, a corporation under the Laws of the State of Delaware, qualified to do business in the State of Tennessee, of record in Book 92, Page 643, Register's Office for Davidson County, Tennessee.

H. W. Carter and Mildred K. Carter were continuously married from the date of the aforesaid deed until April 21, 1998, when H. W. Carter passed from this life; and Mildred K. Carter conveys as surviving tenant by the entirety.

This is improved property known as 109 Hickman Street, Old Hickory, Tennessee.

The foregoing lot is expressly made subject to the following conditions and restrictions, to wit:
1. A 10 foot wide strip is reserved across the back of Lot No. 13 as an easement for Public Utilities.
2. No building shall be erected on said lot nearer than 50 feet to the front property line.
3. No residence shall be erected on said lot costing less than $2,000 for a four room house, $2,250.00 for a five room house, and $2,500 for the construction of a house of six rooms or more, which

amounts shall be the actual costs of construction of the building, exclusive of lot and other expenses in connection therewith.

The foregoing conditions and restrictions shall be covenants running with the land and binding on the Grantees herein names, their heirs and assigns.

The Grantee, as trustee, shall have the sole, absolute, and uncontrolled power, discretion, and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

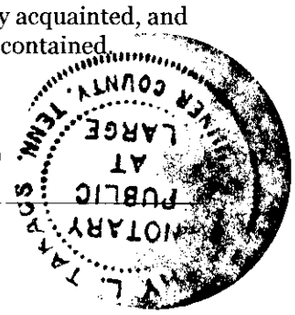
IN WITNESS WHEREOF, Grantor has hereunto set her hand.

Mildred K. Carter
Mildred K. Carter, Grantor

State Of Tennessee
County Of Sumner

Personally appeared before me, Mildred K. Carter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, on January 27, 2000.



Notary Public

My commission expires: Aug. 7, 2000

STATE OF TENNESSEE }
COUNTY OF SUMNER } The actual consideration or value whichever is greater, for this transfer is $0.00. Subscribed and sworn to before me, on January 27, 2000.

Mildred K. Carter
Mildred K. Carter, Trustee (Grantee)



Notary Public

My commission expires: Aug. 7, 2000