**PREPARED BY:**

**Law Offices of George H. Cate, Jr.**
**95 White Bridge Road, Suite 503, Cavalier Building**
**Nashville, TN 37205**
**(615) 352-8677 - (615) 352-8717 (fax)**

# QUITCLAIM DEED

FROM: Flora Hines

TO: Nathaniel Reynolds

MAP: 105-13-0 PARCEL: 374.00

Davidson County DEEDQC
Recvd: 05/27/05 15:31 2 pgs
Fees:12.00 Taxes:0.00
20050527-0060368

| Address New Owner(s): | Send Tax Bills To: | Map and Parcel Numbers |
|---|---|---|
| Nathaniel Reynolds | Same | Map: 105-13-0 |
| 925 Waldkirch Avenue | | Parcel: 374.00 |
| Nashville, TN 37204 | | |

## RECITALS:

1. By Quitclaim Deed dated May 10, 2000, of record as instrument no: 200005100047450, Office of the Register for Davidson County, Tennessee, the property herein described was conveyed by Nathaniel Reynolds and wife, Georgia M. Reynolds, reserving a life estate for their joint lives, to Gwendolyn G. Smith and Flora Hyde.

2. Georgia M. Reynolds (a/k/a Georgia W. Reynolds) died on November 22, 2004, survived by Nathaniel Reynolds, who became the sole life tenant as the surviving spouse of Georgia M. Reynolds.

3. It is the intention of the grantor of this quitclaim deed, Flora Hyde, to quitclaim and release any interest which she may have in the said property to Nathaniel Reynolds.

## CONVEYANCE

I, Flora Hyde, hereby quitclaim, transfer and convey unto Nathaniel Reynolds, a widower, his heirs and assigns, all of my right, title and interest in and to the following described property:

Being the westerly part of Lot No. 3 on the plan of the Lands of Jacob Schmidt heirs, as of record in Book 547, page 120, Register's Office for said County, described as follows:

Beginning at a point, an iron spike in the south margin of Waldkirch Avenue, 137 feet east from the easterly margin of 10th Avenue South; thence southerly 188 feet to the north margin of an alley; thence easterly 70 feet to the corner of lots 3 and 4; thence leaving the line between said lots, running northerly 114 feet to an iron pin just west of the line between said lots and continuing northerly 74 feet to the common corner

of said lots in the south margin of Waldkirch Avenue; thence with the margin of said Avenue, westerly 70 feet to the point of beginning.

Being the same property a remainder interest in which was conveyed to Gwendolyn G. Smith and Flora Hyde, with a life estate reserved to Nathaniel Reynolds and Georgia M. Reynolds for their joint lives, by deed of record as instrument number 200005100047450, Office of the Register for Davidson County, Tennessee.

This is improved property known as 925 Waldkirch Avenue, Nashville, TN 37204.

In witness whereof, the undersigned, Flora Hyde, has executed this quitclaim deed on this 27th day of May, 2005.

Flora Hyde

State of Tennessee )
County of Davidson )

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, Flora Hyde, the 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 and official seal at Nashville, Davidson County, Tennessee, on this 27th day of May, 2005.

Susan Long Oliver
Notary Public

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/30/06

State of Tennessee )
County of Davidson )

The undersigned, being first duly sworn, makes oath that no consideration has been given for this quitclaim deed.

Affiant

Sworn to and subscribed before me this 27th day of May, 2005.

Susan Long Oliver
Notary Public

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/30/06