**FROM: MARGIE ANN HARRIS, a widow** **TO: R. B. YOUNG, Trustee**

**AND**

**FROM: R. B. YOUNG, Trustee** **TO: JACQUELINE H. VANATTA and JANICE H. CUTSHALL**

# QUITCLAIM DEED

| | |
|---|---|
| THIS INSTRUMENT PREPARED WITHOUT SEARCH BY: | Robert B. Young, Attorney<br>4800 Charlotte Ave.<br>Nashville, TN 37209 |

| NEW OWNER(S) | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| **Jacqueline H. Vanatta** and **Janice H. Cutshall** | **Jacqueline H. Vanatta** and **Janice A. Cutshall** | Map 90-8 |
| 678 Annex Ave. | 427 East Bend Dr. | Parcel 51 |
| Nashville, TN 37209 | Nashville, TN 37209 | |

FOR AND CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION AND FOR THE EXPRESS PURPOSE OF MAKING A RE-CONVEYANCE TO CREATE A SIMPLE TITLE IN JACQUELINE H. VANATTA AND JANICE H. CUTSHALL, JOINT TENTANTS WITH RIGHTS OF SURVIVORSHIP, I, **MARGIE ANN HARRIS**, A WIDOW, BY THESE PRESENTS DO HEREBY QUITCLAIM AND CONVEY MY INTEREST UNTO **R. B. YOUNG, TRUSTEE**, A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, HIS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT:

BEING Lot No. 12 on the Plan of West Nashville Annex, as of record in Book 3106, Page 25, Register's Office for said County.

SAID Lot No. 12 fronts 50 feet on the southeasterly side of Annex Avenue and runs back 174.9 feet on the easterly line, which is a broken line, and 167.5 feet on the westerly line to an alley in the rear, measuring 10 feet thereon.

THIS conveyance is made subject to 10-foot utility easement, 30-foot building setback line from Annex Avenue, and conditions of owners certificate as shown on plan of record in Book 3106, Page 25; and to restrictive covenants of record in Book 3225, Page 205, said Register's Office.

BEING the same property conveyed to James D. Harris and wife, Margie Ann Harris by Warranty Deed from Bonny L. Higgins and wife, Billie Higgins, of record in Book 4449, Page 79, Register's Office for Davidson County, Tennessee, James D. Harris having since died on September 25, 1983 and Margie Ann Harris not having remarried.

THIS conveyance is subject to a life estate retained by the Grantor for so long as she is mentally and physically able to live alone, maintain the property, pay insurance and taxes and keep utilities current.

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

This is improved property known as **678 Annex Avenue, Nashville, Tennessee 37209**.

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

And now, I, the said **R. B. Young, 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 **Jacqueline H. Vanatta** and **Janice H. Cutshall**, their heirs and assigns, the same property hereinabove described and set forth,

Davidson County DEEDQC
Recvd: 10/31/05 14:22 2 pgs
Fees:17.00 Taxes:0.00
20051031-0131333

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 31st day of October 2005.

Margie A. Harris
**MARGIE ANN HARRIS**

R. B. Young
**R. B. YOUNG**, Trustee

**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 **Margie Ann Harris**, 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, Tennessee this 31 day of October 2005.

Robert A. Young
**NOTARY PUBLIC**

ROBERT A. YOUNG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: September 30, 2006

**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 **R. B. Young, 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 31st day of October 2005.

BELINDA A. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Belinda A. Collins
**NOTARY PUBLIC**

My commission expires:

My Commission Expires MAY 23, 2009

**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 31 day of October 2005.

Margie A. Harris
**Affiant**

Robert A. Young
**NOTARY PUBLIC**

My commission expires: September 30, 2006