THIS INSTRUMENT PREPARED BY JERRY W. HAMLIN, ATTORNEY
ASHLAND CITY, TENNESSEE

**QUITCLAIM DEED and RESERVATION OF LIFE ESTATE**

| **ADDRESS OF NEW OWNER** | **SEND TAX BILLS TO** | **MAP AND PARCEL** |
|---|---|---|
| Gary Hudgens | Lottie Hudgens | 08301043900 |
| 3932 Saundersville Fer Rd. | 924 Granada Ave. | & |
| Mt. Juliet , TN 37122 | Nashville, TN. 37206 | 08301018100 |
| | | |

FOR AND IN CONSIDERATION of the sum of **TEN DOLLAR ($10.00)**, cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of conveying said property, I, **LOTTIE HUDGENS,** GRANTOR, have bargained and sold by these presents do transfer and convey the herein described real property unto **GARY HUDGENS,** GRANTEES herein, his heirs, successors, and assigns, all of my right, title, and interest in and to the following described tract of land and establish and reserve a Life Estate for **LOTTIE HUDGENS** in said property as Grantor:

Tract # 1:

Land in Davidson County, Tennessee, described according to an unrecorded survey of Barry Greer and Associates dated June 12, 1964, as Parcel "D" and being Lot 24 and a part of Lot 23 on the map of the James Burns Subdivision of record in Book 421, Page 40, said Register's Office, and described as follows: Beginning at a point on the northerly margin of Manila Avenue being the southwest corner of Lot 24 of the James Burns Subdivision and the intersection of said Manila Avenue with a former alley right of way; thence N 03 degrees 50' E 101.10 feet along the original lot line of Lot 24 and Lot 23 to a point; thence S 87 degrees 18' E 47 feet to a point; thence N 03 degrees 50' E 10.00 feet to a point; thence S 87 degrees 18' 16" E 120.00 feet to a point; thence S 03 degree 50' 51" W and N 88 degrees 28' 40" W a distance of 109.62 feet to the point of beginning, containing 11,500 square feet, more or less.

And being the same tract of land conveyed to Clyde J. Hudgens and wife, Lottie R. Hudgens, by deed from James U. Locke, Jr. and wife, Sally A. Locke of record in Book 6345, Page 301, Register's office of Davidson County, Tennessee; and re-recorded in Book 6362, page 567, said Register's Office. (Book and Page now known as instrument number 20001204-0118608.) Clyde J. Hudgens now being deceased and survived by his wife Lottie R. Hudgens.

Tract # 2:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lots Nos. 21 and 22 and the easterly 60 feet of the northerly 10 feet of Lot No. 23 on the James Burns'Subdivision, as of record in Book 421, page 40, Register's Office for said County.Said parts of said lots front 60 feet on the southerly side of Granada Avenue and run back between parallel lines, along the westerly margin of Manila Street, 110 feet to a dead line.

And being the same tract of land conveyed to Clyde J. Hudgens and wife, Lottie R. Hudgens, by deed from Leland D. Hannagan and wife, of record as instrument number 00003313-0000277, Register's office of Davidson County, Tennessee. Clyde J. Hudgens now being deceased and survived by his wife Lottie R. Hudgens.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. And I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Davidson County DEEDQC
Recvd: 04/07/06 11:54 2 pgs
Fees:12.00 Taxes:0.00
20060407-0040415

WITNESS our hands this the 30 day of March, 2006.

Lottie Hudgens 3/30/06
**LOTTIE HUDGENS**

**STATE OF TENNESSEE )**
**COUNTY OF CHEATHAM )**

Personally appeared before me, the undersigned, and Notary Public in and for said County and State, the within named, **LOTTIE HUDGENS,** the bargainor(s), 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 Ashland City, Tennessee, this the 30 day of March, 2006.

**NOTARY PUBLIC**
My commission expires: 10/16/07

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF CHEATHAM )**

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Lottie Hudgens
**AFFIANT**

Sworn to and subscribed before me on this the 30 day of March, 2006.

**NOTARY PUBLIC**
My commission expires: 10/16/07

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.