Davidson County DEEDQC
Recvd: 05/03/06 11:48 2 pgs
Fees:12.00 Taxes:0.00
20060503-0051159

Prepared by:
Grissim Title & Escrow, LLC
2309 Crestmoor, Suite 300
Nashville, TN 37215
615.298.1826

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Gordon O. Hicks
Affiant

Subscribed and sworn before me this 20th day of June, 2005.

C. Loy Carney
Notary Public
My Commission Expires: 01-28-06

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 28, 2006

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Hugh G. Bland, Jr. *et al* 1013 McMahan Avenue Nashville, TN 37216	Same	61-11-77

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

QUITCLAIM DEED
GRANTING
SPRINGING CONTINGENT LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Hugh G. Bland, Jr.**, an unmarried person, and **Gordon O. Hicks**, an unmarried person (collectively referred to as the "Grantors"), hereby execute this Quitclaim Deed to grant a life estate in and to **Walter Mack Parsons**. Said life estate shall vest in **Walter Mack Parsons** upon the death of the survivor of **Hugh G. Bland, Jr.** and **Gordon O. Hicks**. The life estate is subject to **Walter Mack Parsons** maintaining said property, and paying all county property taxes and assessments during the term of his life estate. Upon termination of the life estate, all right, title and interest shall vest in the estates of **Hugh G. Bland, Jr.** a one-half (½) undivided interest, and **Gordon O. Hicks** a one-half (½) undivided interest as tenants in common, in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 73.5 feet of lot No. 21 on the map of I.C. McMahan's Subdivision of the Maplewood Lands, of record in Book 547, Page 78, Register's Office for said county.

Said part of said lot fronts 73.5 feet on the northerly side of McMahan Street or Avenue and runs back between parallel lines, 296 feet to a dead line.

BEING the same property conveyed to Hugh G. Bland and Gordon O. Hicks by deed of record in Instrument No. 200006220062192, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: **1013 McMahan Avenue, Nashville, TN 37216**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 20th day of June, 2005.

H G Bland Jr
Hugh G. Bland, Jr.

Gordon O. Hicks
Gordon O. Hicks

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hugh G. Bland, Jr.** and **Gordon O. Hicks**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of June, 2005.

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

C. Loy Carney
NOTARY PUBLIC

My commission expires: 01-28-06