Davidson County DEEDQC
Recvd: 05/03/06 11:49 2 pgs
Fees:13.00 Taxes:1110.00
20060503-0051163

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 $ 300,000.00.

Hugh G. Bland Jr.
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* 1011 McMahan Avenue Nashville, TN 37216	Same	61-11-76

*****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
CONVEYING INTEREST AND ESTABLISHING A MUTUAL BENEFIT 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 (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Hugh G. Bland Jr.** an undivided forty-five (45%) percent interest, and unto **Gordon O. Hicks** an undivided thirty-five (35%) percent interest, and unto **Walter Mack Parsons** an undivided twenty (20%) interest in the whole as tenants in common; **reserving a life estate in and to the below described property for the life of each grantee for the mutual and non-exclusive benefit of each Grantee listed herein.** 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 easterly 80 feet of lot No. 20 on the map of I.C. McMahan's Subdivision of part of the Maplewood Lands, as of record in Book 547, Page 78, Register's Office for said County.

Said part of said lot No. 20 fronts 80 feet on the northerly side of McMahan Avenue and runs back between parallel lines 296 feet to a dead line.

BEING the same property conveyed to Anna H. Bland and Hugh G. Bland , Jr. as tenants in common with the right of survivorship by deed of record in Book 6034, Page 332, Register's Office for Davidson County, Tennessee.

Anna H. Bland having since deceased on the 10th day of June, 1994, a resident of Davidson County, Tennessee, and being survived by her son Hugh G. Bland, Jr.

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

This is improved property known as: **1011 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 my hand this 20th day of June, 2005.

Hugh G. Bland Jr.
Hugh G. Bland, Jr.

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.**, with whom I am personally acquainted, and who acknowledged that he 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