Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20080221-0017137

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Vickie D. Linville, et al		
c/o / Robert A. Thompson	Robert A. Thompson	Map: 42-3
632 Campbell Road	632 Campbell Road	Parcel : 67
Madison, TN 37115	Madison, TN 37115	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between ROBERT A. THOMPSON and wife KATHERINE THOMPSON, hereinafter referred to as the "GRANTORS", and VICKIE D. LINVILLE, RICHARD A. THOMPSON, JUDY K. STEVENS and TERRY W. THOMPSON, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, ROBERT A. THOMPSON and wife KATHERINE THOMPSON, the GRANTORS , have this day bargained and sold, and do hereby transfer, convey and quitclaim unto the GRANTEES, as tenants in common, each owing a one-fourth undivided interest, or their respective heirs or assigns, certain real property in Davidson County, Tennessee, as hereinbelow described, reserving unto the GRANTORS the right and power, pursuant to T.C.A. Section 66-1-106 to dispose of and convey the said premises in fee to a third party at any time during their respective lifetimes , said property being more specifically and particularly described as follows, to-wit:

> Being a certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey by Harold Cole, Surveyor, as follows:
>
> Beginning at an iron pin in the northerly margin of Campbell Road at the southwesterly corner of the Joe Allen property; thence South 73 degrees 30 minutes West according to a survey of John B. Kohl, III, dated March 18, 1976, 75 feet to an iron pin; thence, North 16 degrees 50 minutes East 347.5 feet to an iron pin; thence, South 86 degrees 38 minutes East 76.9 feet to an iron pin; thence, South 16 degrees 50 minutes West 365 feet to the point of beginning.
>
> Being the same property conveyed from RALPH L. WILLIAMS and wife JACKIE B. WILLIAMS to ROBERT A. THOMPSON and wife KATHERINE THOMPSON by deed dated January 5, 1979, and filed for record in Book 5383, Page 703, Register's Office for Davidson County, Tennessee.

LIFE ESTATE: The GRANTORS, ROBERT A. THOMPSON and wife KATHERINE THOMPSON, hereby reserves for themselves and for the survivor of them, for and during their natural lifetimes, a life estate in the real property hereinabove described, including the improvements located thereon and the appurtenances thereto, subject to the following:

1. That the Grantors will pay all costs and expenses relating to the upkeep and maintenance of the property during the term of their respective life estates;

2. That the GRANTORS will keep the property in the same condition that the property is in on the date of this deed throughout the term of each of their life estates;

3. That the GRANTORS will, at their sole cost and expense, keep in full force and effect a homeowner's insurance policy covering the dwelling house and all outbuildings located on the property in an amount equal to the maximum insurable value with the GRANTEES named as additional insureds thereunder; and,

4. That the GRANTORS will be solely responsible for all real property taxes or other taxes assessed against the said property and that they will pay said taxes in a timely manner.

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

WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

Robert A Thompson
ROBERT A. THOMPSON

Katherine Thompson
KATHERINE THOMPSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared ROBERT A. THOMPSON and wife KATHERINE THOMPSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that she/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 20 day of Feb., 2008.

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

Patsy C. Davison
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Robert A Thompson
AFFIANT

Sworn to and subscribed before me this the 20 day of Feb., 2008.

Patsy C. Davison
NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009