BILL GARRETT, Davidson County
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THIS INSTRUMENT PREPARED BY JERRY W. HAMLIN,
ASHLAND CITY, TENNESSEE

QUITCLAIM DEED and RESERVATION OF LIFE ESTATE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP AND PARCEL
Timothy Hudgens	Same	009 00 0 198.00
Janice Ruth Hudgens - Life Estate		
8030 Jackman Road		
Joelton, TN 37080		

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, **JANICE RUTH HUDGENS,** by these presents do hereby quitclaim and convey thereby transferring the Grantor's interest in the herein described real property unto **TIMOTHY HUDGENS,** His 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 **JANICE RUTH HUDGENS** in said property as Grantor:

Land in Davidson County, Tennessee as a part of 25 acre tract to which plan reference is here made for a more complete description.

Beginning at a iron pin set in the easterly right-of-way of Jackman Road, 25 feet east of the centerline of Jackman Road, at the southwest corner of the Charles D. Hudgens, ETUX Property, being Davidson County Tax Map 90, Parcel 6.00, as recorded in Deed Book 4508, page 364 R.O.D.C. , TN and the northwest corner of the herein described parcel;

Thence, with the southerly boundary of the Charles D. Hudgens, ETUX Property, as recorded in Deed Book 4508, page 364 R.O.D.C., TN South 82 degrees 51 minutes 40 seconds East, 224.80 feet to an iron pin set; Thence, North 15 degrees 21 minutes 29 seconds East, 292.89 feet to an iron pin set; Thence, North 45 degrees 18 minutes 05 seconds East, 176.40 feet to an iron pin set; Thence, South 76 degrees 11 minutes 06 seconds East, 230.21 feet to an iron pin set in the westerly right-of-way of Greenbrier Road; Thence, with the westerly right-of-way of Greenbrier Road, South 13 degrees 48 minutes 54 seconds West, 14.25 feet to an iron pin set and the beginning of a curve to the right; Thence, with said curve, having a central angle of 11 degrees 02 minutes 18 seconds, a radius of 1,035.00 feet, an arc length of 199.40 feet and a chord bearing and distance of South 18 degrees 38 minutes 10 seconds West, 199.09 feet to an iron pin set; Thence, South 24 degrees 47 minutes 59 seconds West, 101.42 feet to an iron pin set and the beginning of a curve to the right; Thence, with said curve, having a central angle of 12 degrees 26 minutes 19 seconds, a radius of 625.00 feet, an arc length of 135.69 feet and a chord bearing and distance of South 33 degrees 21 minutes 42 seconds West, 135.42 feet to an iron pin set; Thence, South 40 degrees 44 minutes 24 seconds West, 135.52 feet to an iron pin set and the beginning of a curve to the left; Thence, with said curve, having a central angle of 10 degrees 46 minutes 43 seconds, a radius of 529.00 feet, an arc length of 99.52 feet and a chord bearing and distance of South 36 degrees 18 minutes 03 seconds West, 99.37 feet to an iron pin set; Thence, South 29 degrees 57 minutes 22 seconds West, 19.84 feet to an iron pin set and the beginning of a curve to the right; Thence, with said curve, having a central angle of 69 degrees 35 minutes 26 seconds, a radius of 56.67 feet, an arc length of 68.83 feet and a chord bearing and distance of South 64 degrees 44 minutes 28 seconds West, 64.68 feet to an iron pin set in the northerly right-of-way of Jackman Road; Thence, with the northerly right-of-way of Jackman Road, North 80 degrees 28 minutes 45 seconds West, 45.70 feet to an iron pin set and the beginning of a curve to the right; Thence, with said curve, having a central angle of 83 degrees 56 minutes 05 seconds, a radius of 260.00 feet, an arc length of 380.88 feet and a chord bearing and distance of North 36 degrees 41 minutes 27 seconds West, 347.73 feet to an iron pin set; Thence, North 06 degrees 42 minutes 32 seconds East, 25.39 feet to the Point of Beginning. Containing 5.02 acres or 218,671 sq.ft. more or less.

Being part of the same property conveyed to Charles D. Hudgens et ux by deed of record in Book 4508, page 364, Instrument Number 00004508-0000364, Register's Office for Davidson County, Tennessee and further conveyed to Charles D. Hudgens, and wife Janice R. Hudgens in record Book 8835, Page 764, Instrument Number 00008835-0000764, Register's Office for Davidson County, Tennessee. Charles D. Hudgens now being deceased and survived by his wife Janice Ruth Hudgens. Janice Ruth Hudgens and Janice R. Hudgens being one in the same.

The descriptions contained herein were derived from prior deeds of record. No accuracy of said description is warranted by this conveyance.

This property being more commonly known as 8004 Jackman Road, Joelton, Tennessee.

WITNESS our hands this the 26 day of July, 2011.

Janice R. Hudgens
JANICE R. 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, **JANICE R. HUDGENS,** the 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 Ashland City, Tennessee, this the 26 day of July, 2011.

NOTARY PUBLIC
My commission expires: 12/1/12

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.

Charles O. Hudgens, Jr.
AFFIANT

Sworn to and subscribed before me on this the 26 day of July, 2011.

NOTARY PUBLIC
My commission expires: 12/1/12

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.