BILL GARRETT, Davidson County
Trans:T20110045513 DEEDQC
Recvd: 07/27/11 12:50 3 pgs
Fees:17.00 Taxes:0.00
20110727-0057495

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 |
|---|---|---|
| Jerry Hudgens | Same | 009 00 0 006.00 |
| Timothy Hudgens | | |
| 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 **JERRY HUDGENS and TIMOTHY HUDGENS as tenants in common with a right of survivorship,** Their 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:

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stake in the southwest corner of a tract of land owned by Caroline Nicholson; thence with said Caroline Nicholson's southern boundary line, south 88-1/2 deg. east 41.1 poles to the northwest corner of a tract of land conveyed to E. O. Nicholson by deed from G. N. Reasoner of record in Book 226, Page 62, Register's Office for said County; thence with said E. O. Nicholson's western boundary line, south 6 deg. west 84.6 poles to a point; thence continuing south 36 deg. west 20 poles; thence south 30-1/2 deg west 7.8 poles, with the center of a road; thence continuing with the center of said road, south 4 deg. west 2 poles; thence, westewardly 22 poles to a point in the eastern boundary of a tract of land owned by Mary Coleman; thence with Coleman's eastern boundary line, northwardly 111-1/2 poes to the beginning, containing 25-3/4 acres, more or less.

AND BEING the same property conveyed to Charles D. Hudgens and wife, Janice Ruth Hudgens, by Warranty deed from Howard Allen and wife, Lula Angeline Allen of record in Book 4508, Page 364 Instrument Number 00004508-0000364 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.

Included in the above description but specifically excluded from this conveyance are the following descriptions:

Tract 1:

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.

Tract 2:

Land in Davidson County, Tennessee as part of 20.23 acre tract to which plan reference is here made for a more complete description.

Beginning at an iron pin, said pin being in the northeasterly margin of Jackman Road; Thence with said margin of Jackman Road, along a curve to the left with a central angle of 2 deg. 17' 35" and a radius of 357.15 feet, a distance of 14.29 feet to a point; thence, along a curve to the left with a central angle of 5 deg. 04 ' 47" and a radius of 402.92 feet, a distance of 35.72 feet to an iron pin; thence leaving said margin of Jackman Road, North 00 deg. 38' 11" East, 1,251.54 feet to a point; thence, South 89 deg. 21' 49" East, 200.00 feet to a point; thence, South 00 deg. 39' 06" West, 1,035.48 feet to an iron pin; thence, North 85 deg. 21' 33" West, 150.09 feet to an iron pin; thence 00 deg. 38' 11" West 266.73 feet to an iron pin; thence, South 78 deg. 23' 39" West, 37.21 feet to the point of beginning, containing 5.02 acres, 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 9443, Page 273, Instrument Number 00009443-0000273, Register's Office for Davidson County, Tennessee.

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 8030 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 D. 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.