BILL GARRETT, Davidson County
Trans:T20110045513 DEEDQC
Recvd: 07/27/11 12:50 2 pgs
Fees:12.00 Taxes:0.00
20110727-0057496

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 0 204.00
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 **JERRY 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 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. Charles D. Hudgens now being deceased and survived by his wife Janice R. Hudgens. Janice R. Hudgens and Janice Ruth Hudgens being one in the same.

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

This property being more commonly known as 8036 Jackman Road, Joelton, Tennessee.

WITNESS our hands this the 8 day of June, 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 RUTH 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 8 day of June, 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 8 day of June, 2011.

NOTARY PUBLIC
My commission expires: 12/1/12

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.