BILL GARRETT, Davidson County
Trans:T20120057108 DEEDQC
Recvd: 08/02/12 13:01 3 pgs
Fees:17.00 Taxes:0.00

20120802-0068561

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3100 WEST END AVENUE, SUITE 1100
NASHVILLE, TENNESSEE 37203

# QUITCLAIM DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP/PARCEL NO. |
|---|---|---|
| Evelyn O. Higgins<br>Andrew G. Higgins<br>-and-<br>Dennis W. Higgins<br>708 Brass Lantern Place<br>Brentwood, TN 37027 | SAME | 092080203.00 |

FOR AND IN CONSIDERATION OF no monetary consideration, but for love and affection, and for the purpose of creating certain life estates and remainder interests in and to the Property, as hereinafter defined, I, EVELYN O. HIGGINS, a widow, by these presents and for these purposes, do hereby quitclaim and convey unto CHARLES B. REASOR, JR., TRUSTEE, his successors and assigns, all of my interest in certain real property (the "Property") in Davidson County, Tennessee, more particularly described as follows:

BEING part of Lot No. 2 on the Plan of the Subdivision of the Old State Quarry, as of record in Book 21, Page 123, Register's Office for Davidson County, Tennessee ("RODC").

BEING part of the property conveyed to Evelyn O. Higgins by deed from Mrs. Caroline K. Kemper and Mrs. Frances M. Gorman as of record in Book 2156, Page 2, RODC.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The consideration actually received for this conveyance as provided in T.C.A. ' 67-4-409 is $0.00.**

**AFFIANT**

**SUBSCRIBED AND SWORN TO before me this 30th day of July, 2012.**

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:**
11-14-13

MARSHALL
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

This is improved property known as 1203 Jo Johnston Avenue, Nashville, Tennessee.

NOW, THEREFORE, I, CHARLES B. REASOR, JR., TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey all of my interest in the Property to EVELYN O. HIGGINS for life, and upon her death, (i) an undivided one-half (1/2) interest in fee simple to ANDREW G. HIGGINS, his heirs and assigns, and (ii) an undivided one-half (1/2) interest for life to DENNIS W. HIGGINS, and upon the death of Dennis W. Higgins, the remainder over to Andrew G. Higgins, his heirs and assigns; provided, however, in the event Dennis W. Higgins predeceases Evelyn O. Higgins, upon the death of Evelyn O. Higgins, the Property shall be vested in Andrew G. Higgins, his heirs and assigns, in fee simple absolute. It is the express intent of this conveyance that following the death of both Evelyn O. Higgins and Dennis W. Higgins, in whichever order, title to the Property shall be vested in Andrew G. Higgins, his heirs and assigns, in fee simple absolute.

IN WITNESS WHEREOF, the parties hereto have set their respective hands on this the 30th day of July, 2012.

Charles B. Reasor, Jr., Trustee

CHARLES B. REASOR, JR.,
TRUSTEE

Evelyn O. Higgins

EVELYN O. HIGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall a Notary Public in and for said State and County, the within named EVELYN O. HIGGINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 30th day of July, 2012.

Jan Minshall

NOTARY PUBLIC

MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
11-14-13

**[Additional acknowledgment on following page]**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall a Notary Public in and for said State and County, the within named CHARLES B. REASOR, JR., TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 30th day of July, 2012.

NOTARY PUBLIC

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
11-14-13