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QUITCLAIM DEED to EXTINGUISH LIFE ESTATE

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. William A. Jennings	Same as Owner	069 160 038.00
100 Chesapeake Court		
Lebanon, TN 37087		

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
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STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $-0- -, to extinguish life estate.

William A. Jennings
Affiant

BILL GARRETT, Davidson County
Trans:T20150092432 DEEDQC
Recvd: 10/30/15 09:10 3 pgs
Fees:17.00 Taxes:0.00
20151030-0110402

SUBSCRIBED and sworn to before me on this the 26 day of October, 2015.

Gloria K Ford
NOTARY PUBLIC

GLORIA K. FORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 8/20/19

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, we, **WILLIAM A. JENNINGS, JR. and wife, SANDRA M. JENNINGS,** hereby

quitclaim to **WILLIAM A. JENNINGS, JR. and wife, SANDRA M. JENNINGS,** all our interest in and to the following land, and extinguish the **LIFE ESTATE**, retained by **GRACIE FIELDS**, to wit:

LAND situated in the 13th Civil District of Davidson County, TN, described according to a survey made by Ernest Davis, Surveyor, dated October 18, 1959, and described as follows:

BEGINNING at a point in the center of Old Hydes Ferry Road, Northwest corner of a tract of land conveyed to James Utley by deed of record in Book 3830, Page 742, RODC, TN; running thence with Utley's line South 53 deg. 30 min. West 150 feet; thence South 33 deg. 45 min. West 63 feet; thence North 56 deg. 15 min. West 72 feet; thence North 33 deg. 45 min. East 208 feet to a point in Hydes Ferry Pike; thence South 57 deg. 45 min. East 104.5 feet to the junction of the Old and the New Hydes Ferry Road; thence with Old Hydes Ferry Road South 36 deg. East 20.5 feet to the beginning.

BEING the same property conveyed to GRACIE FIELDS by Quitclaim Deed from LEANDER FIELDS, JR. of record in Book 5188, Page 882, Registers' Office for Davidson County, TN.

FURTHER being the same property conveyed to RONALD E. McCALL by Quitclaim Deed dated December 12, 1991, whereby GRACIE FIELDS retained a Life Estate in said property and recorded in Book 8506, Page 990, said Registers' Office.

FURTHER being the same property conveyed to WILLIAM A. JENNINGS, JR. and wife, SANDRA M. JENNINGS by Deed dated May 1, 1998, and executed by RONALD A. McCALL and recorded in Book 10923, Page 38, said Registers' Office. *The said GRACIE FIELDS did not convey her life estate in said property.*

The said GRACIE FIELDS died on September 21, 1992 (copy of Death Certificate attached).

THIS QUITCLAIM DEED IS BEING RECORDED TO CLEAR THE TITLE TO SAID PROPERTY AND EXTINGUISH THE LIFE ESTATE IN GRACIE FIELDS.

This is property known as 3805 Hydes Ferry Road, Nashville, TN 37218.

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

WITNESS, my hand, this 26 day of October, 2015.

WILLIAM A. JENNINGS, JR.

SANDRA M. JENNINGS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, William A. Jennings, Jr. And wife, Sandra M. Jennings, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN this the 26 day of October, 2015.

Gloria K Ford

NOTARY PUBLIC

My Commission Expires: 8-20-19

GLORIA K. FORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON