BILL GARRETT, Davidson County
Trans:T20160096551 DEEDQC
Recvd: 11/01/16 12:44 2 pgs
Fees:12.00 Taxes:0.00
20161101-0115451

THIS INSTRUMENT PREPARED BY:
F. MICHIE GIBSON, JR.
Attorney at Law
4979 Lebanon Pike, Suite C
Old Hickory, TN 37138
From information provided by parties.
Preparer makes not warranty as to title.

QUITCLAIM DEED

THIS INSTRUMENT CONTAINS A LIFE ESTATE

Address New Owner(s):	**Send Tax Bills To:**	**Map Parcel Nos.**
James A. Woods **2191 Bakers Station Road** **Goodlettsville, TN 37072**	**Same**	**Map** 007 **Parcel** 010.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James A. Woods, a widower, by these presents do hereby quitclaim and convey unto James N. Woods, Sherry Thompson and James Martin, their successors and assigns, all my right, title and interest in and to the following tract of land, to be held by them as tenants in common, in equal shares:

> BEGINNING at a stone on the south side of a road corner to Jean Ferguson and Raymond T. Ferguson in J. J. Coggin's line; thence S 43 deg. W. 350 feet to a stone; thence S. 48 deg. W. 300 feet to a stone and black locust pointer corner to Jean and Raymond Ferguson; thence N. 42 deg. W. 118 feet to a small elm tree; thence S. 46 deg. W. 300 feet to a sugar tree corner to said Ferguson in the Bowers line; thence S. 88 deg. E. 720 feet to a beech stump on the south side of the Baker Station Road corner to William Jones; thence North 33 feet to center of said road; thence with the Baker Station Road N. 55 deg. E.. 518 feet to a point in the old road bed corner to J. J. Coggins; thence N. 57 deg. W 122 feet; thence N. 48 deg. W 132 feet to a point on the North side of a lane; thence N. 58 deg. W. 200 feet to the point of beginning containing seven (7) acres.
>
> BEING THE SAME property conveyed to James A. Woods and wife, Hazel Marie Woods (deceased), by deed from Robert Butterworth and wife, Susie Butterworth, by deed of record in Book 4197, Page 641 Register's Office for Davidson County, Tennessee.
>
> This improved property is known as 2191 Baker Station Road, Goodlettsville,

Tennessee 37072.

This conveyance is made subject to the following:

1) EXPRESSLY RESERVING Life Estate in the above described property unto the Grantor and its assigns. The Grantor shall have full ownership, possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of the Grantor's natural life;

2) Upon the expiration of the Grantor's natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the Grantees;

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

Witnessed my hand this 28th day of October, 2016.

James A. Woods
JAMES A. WOODS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa R. Gibson, a Notary Public, in and for said County and State, JAMES A. WOODS, the within named bargainor, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal at Goodlettsville, Tennessee, this 28th day of October, 2016.

Theresa R. Gibson
NOTARY PUBLIC My Commission Expires: 05-08-2017

THERESA R. GIBSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0.

James A. Woods
AFFIANT

Sworn to and subscribed before me this 28th day of October, 2016.

Theresa R. Gibson
NOTARY PUBLIC My Commission Expires: 05-08-2017

THERESA R. GIBSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY