BOOK 4579 PAGE 186

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED WITH RETAINED LIFE ESTATE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PAR. NOS.
G. Charlton Smith, Jr., et ux.	Marie Tharpe Calbert	105-13
1002 Gateway Lane	904 Waldkirch Avenue	359
Nashville, Tennessee 37220 (37220)	Nashville, Tennessee 37204	

FOR AND IN CONSIDERATION of the sum of NINE THOUSAND AND NO/100 ($9,000.00) Dollars, cash in hand paid to me by G. Charlton Smith, Jr. and wife, Martha B. Smith, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, Marie Tharpe Calbert, have this day bargained and sold, and do hereby transfer and convey unto the said G. Charlton Smith, Jr. and wife, Martha B. Smith, their heirs and assigns, certain real property in Davidson County, Tennessee, subject only to my retention of a life estate for my life in said property, which property is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 47 on the Map of Waldkirch's Subdivision of Lots Nos. 8 and 9 of the W. L. B. Lawrence Property, as of record in Book 421, Page 90, Register's Office for said County.
>
> Said Lot No. 47 fronts 50 feet on the northerly side of Waldkirch Avenue and runs back 151.7 feet on the westerly line and 150.6 feet on the easterly line, to an alley, measuring 50 feet thereon.
>
> Being the same property conveyed to Marie Tharpe Calbert by Warranty Deed from J. E. Moss of record in Book 4579, page 184, Register's Office for Davidson County, Tennessee.

This is improved property known as 904 Waldkirch Avenue, Nashville, Tennessee.

I, Marie Tharpe Calbert hereby retain unto myself and my assigns, a life estate in the real property herein conveyed for an during my life; and I agree to pay all real property taxes due and owing on said property for and during my life.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said G. Charlton Smith, Jr. and wife, Martha B. Smith, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for taxes for the year 1972 which have been assumed by Grantor, and the retention of a life estate to the Grantor for and during

her life. I further covenant and bind myself, my heirs and representatives to warrant and defend forever the title to said real property to the said G. Charlton Smith, Jr. and wife, Martha B. Smith, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of February, 1972.

Marie Tharpe Calbert

MARIE THARPE CALBERT

	FEB25 72	CONV	+9,000.00		
	FEB25 72	S'TAX	A*	23.40	
STATE OF TENNESSEE	FEB25 72	PR'FEE	A*	.50	
	FEB25 72	W'DEED	A*	4.00	* 27.90

COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, MARIE THARPE CALBERT, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of Feb, 1972.

_____
Notary Public

Commission Expires: 30 Aug 73

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $9,000.00

Subscribed and sworn to before me, this the 24th day of February, 1972.

G. Charlton Smith Jr.
Affiant

My Commission Expires: 30 Aug 73

_____
Notary Public

B 4 9 7 3 5

T
IDENTIF. REFERENCE

FEB 25 1 51 PM '72

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.