DEED TO REMAINDER INTEREST

B 7.7 4 6 6

T
IDENTIF. REFERENCE

SEP 26 12 40 PM '72
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,800.00.

Geo. H. Cate, atty
Affiant

Subscribed and sworn to before me, this the 26th day of September, 1972.

Margaret A. Cate
Notary Public

My Comm. Expires: Jan 24, 1973

This instrument prepared by Geo. H. Cate, Attorney, 510 Stahlman Building, Nashville, Tennessee 37201.

Address New Owner as Follows: Send Tax Bills To: Map-Parcel Numbers

Ruth Virginia Nichols
1104 Woodsey Drive
Nashville, Tn. 37217.

Same

Map 83-1
Parcel 157

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by my daughter, Ruth Virginia Nichols, and in further consideration of her agreement to pay Grantor, V. N. Basham, her father, the sum of One Hundred Fifty ($150.00) Dollars per month for and during his natural life beginning with October 1st, 1972, the undersigned, V. N. Basham, has bargained and sold, and by these presents does transfer and convey unto the said Ruth Virginia Nichols, her heirs and assigns, the remainder interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 4 on the plan of Mrs. Bessie Tucker's sale of lots Nos. 6, 7 and 8, Hyronemus Subdivision, as of record in Book 332, Page 95, R.O.D.C., Tennessee, as follows:
Beginning on the westerly margin of Gallatin Turnpike at the corner of lots Nos. 3 and 4 on said plan; thence with the westerly margin of said Turnpike southwardly 48½ feet to the southeast corner of said lot No. 4; thence with the south line of said lot westwardly 204.7 feet to the easterly margin of an alley; thence with said alley northwardly 55.4 feet, the southwest corner of lot No. 5; thence with the south line of lots Nos. 5 and 6 eastwardly 97.7 feet to the southeast corner of said lot No. 6; thence with the east line of lot No. 6 northwardly 12 feet to the southwest corner of lot No. 3; thence with the line between lots Nos.

3 and 4 eastwardly 119 feet to the beginning.

Being the same property conveyed to V. N. Basham and wife, Hester Basham, by deed of record in Book 2093, Page 245, County Register's Office. Hester Basham having since died.

Grantee is to pay 1973 and subsequent property taxes.

TO HAVE AND TO HOLD the remainder interest in the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever, and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of September, 1972.

Vester N Basham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Leo. H. Cato, a Notary Public in and for said County and State, the within named V. N. Basham, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of September, 1972.

Leo. H. Cato
Notary Public

My Commission Expires: July 23rd 1974.

SEP 26 72	CONV	10,800.00			
SEP 26 72	S TAX		A*	28.08	
SEP 26 72	PR FEE		A*	.50	
SEP 26 72	W DEED		A*	4.00	* 32.58