133-7 130 133-3 55

BOOK 4954 PAGE 398

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, SALLY C. OSTEEN, have this day bargained and sold and do by these presents sell, transfer and convey unto SALLY C. OSTEEN, for and during her natural life, and at her death, in equal moeities unto DENNIS N. OSTEEN, JR. and DOUGLAS M. OSTEEN, their heirs and assigns, certain tracts or parcels of land lying and being in the County of Davidson, State of Tennessee, described as follows:

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TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Glencoe Acres, Section 1, of record in Book 1835, Pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 74 begins at a point in the easterly margin of Goodland Road, being the common corners of Lots No. 73 and 74; thence in a northerly direction 54.1 feet to a monument; thence continuing along the easterly margin of Goodland Road 45.7 feet to a monument in the beginning of a curve; thence in a northeasterly direction around said curve to a monument in the southerly margin of Antioch Pike a distance of 39.3 feet to a monument; thence in an easterly direction along the southerly margin of Antioch Pike a distance of 267 feet to a monument; thence in a southerly direction a distance of 32 feet to a point, being the common corners of Lots No. 74 and 72; thence in a westerly direction along the common corners of Lots No. 72 and 74, and then Lots No. 73 and 74, a distance of 297.7 feet to the point of beginning.

And being the same property conveyed to D. N. Osteen and wife, Sally C. Osteen by deed dated October 5, 1953 of Artie G. Manley, which deed is recorded in Book 2199 page 275, Register's Office of Davidson County, Tennessee.

BY WAY OF RECITAL the said D. N. Osteen died, intestate, in the State of Alabama on the 14th day of September, 1974.

Mail
BOMAR, SHOFNER, BOMAR & IRION
Attorneys At Law
Shelbyville, Tennessee

Tax Bill Sent to:
Sally C. Osteen
140 Antioch Road
Nashville, Tennessee

This instrument prepared by
BOMAR SHOFNER BOMAR & IRION
ATTORNEYS AT LAW
200 Peoples Bank Building
Shelbyville, Tennessee

TRACT NO. 2: Land in Davidson County, Tennessee, being the westerly half of Lot No. 15 on the plan of Mrs. Bettie Smith's land in the 6th District of said County, called Richmond Heights, as of record in Book 843, page 59, Register's Office for said county, described as follows:

133-3
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BEGINNING at an old stone in the southwest corner of said lot, the same being Woodroof's southeast corner as shown on said plan, and running thence easterly with the center of Antioch Turnpike 105 feet to a point the center of said Pike; thence north 2-3/4 deg. east 871 feet, more or less, to a point in the dividing line of Lots No. 12 and 15; thence north 87-1/4 deg. west 105 feet to a point in east margin of said Woodroof's line; thence south 2-3/4 deg. west 882 feet to the point of beginning, containing 2.08 acres, more or less.

There is EXCEPTED from the foregoing tract of land the rear portion of said lots which has heretofore been conveyed to the Metropolitan Government on on about June 6, 1969 and otherwise being the SAME property conveyed to D. N. Osteen and wife, Sally C. Osteen, by deed dated August 14, 1936, of record in Book 954, page 581, Register's Office of Davidson County, Tennessee.

BY WAY OF RECITAL the said D. N. Osteen died, intestate, in the State and Alabama on the 14th day of September, 1974.

TO HAVE AND TO HOLD the above described tracts or parcels of real estate unto the said SALLY C. OSTEEN, for and during her natural life, and at her death, in equal moeities unto DENNIS N. OSTEEN, JR. and DOUGLAS M. OSTEEN, their heirs and assigns, forever.

I COVENANT that I am lawfully seized and possessed of said property, that I have a good and legal right to sell and convey the same, and that it is free and unencumbered.

I FURTHER COVENANT AND BIND myself, my representatives and assigns, to forever warrant and defend the title thereto unto the said SALLY C. OSTEEN, for and during her natural life, and at her death, in equal moeities unto DENNIS N. OSTEEN, JR. and DOUGLAS M. OSTEEN, their heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

WITNESS my hand this 19th day of September, 1974.

Sally C. Osteen
Sally C. Osteen

STATE OF TENNESSEE

COUNTY OF

PERSONALLY appeared before the undersigned Notary Public in and for the State and County aforesaid, the within named bargainor, SALLY C. OSTEEN, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand this 19th day of September, 1974.

Notary Public

My commission expires: 7/11/76

C 72235

IDENTIF. REFERENCE

SEP 24 10 23 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 40,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 19th day of Sept 1974

Notary Public or Register

commission expires 7-11-76

SEP 24 74	CONV	40,000.00				
SEP 24 74	S'TAX		A*	104.00		
SEP 24 74	PR'FEE		A*	.50		
SEP 24 74	W'DEED		A*	6.00	*	110.50