Benjamin & Joy Bacon
Annie Mai Sheffield
1058 Sequoyah St.
Morganton, N.C. 28655

81-14
Parcel 174

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CONTRACT AND DEED

THIS AGREEMENT made and entered into on this 17 day of June, 1974, by and between Lula Lawrence, a widow, Party of the First Part and Annie Mai Sheffield, Party of the Second Part:

1. The parties understand and agree that Lula Lawrence must divest herself of her interest in and to the real property hereinafter described.

2. The party of the first part agrees to transfer and the party of the second part agrees to accept the hereinafter described property and provide to the party of the first part fulfillment of all the terms and conditions set forth in this agreement.

3. The Party of the first part expressly retains the right to and interest in any and all rental income generated by said property for so long as she shall live.

4. At the death of the party of the first part, the party of the second part agrees to continue to collect and use said income to pay all burial expenses remaining after payment of insurance proceeds or other funds.

5. The party of the second party agrees to full responsibility to make necessary repairs and maintain the property in the same or similar condition as it presently exists, ordinary wear and tear accpeted.

6. The party of the second part agrees to pay all property taxes on the hereinafter described real property as they become due.

7. After the death of the party of the first part and upon fulfillment of all the terms and conditions recited above, the right to the income shall pass to the party of the second part together with those interests transferred in the next paragraph.

8. In fulfillment of this agreement, the party of the first part hereby conveys and quitclaims unto the party of the second part for and in consideration of One ($1.00) Dollar, cash in hand paid, and other good and valuable considerations and for love and affectation, the receipt of which is hereby acknowledged, all (except as above) of the right, title and interest in and to the following described real estate:

Prepared by: Jackie Lunsford, Atty
100½ Burkemont St
Morganton, N.C.

Part of Lot No. 40 on the Plan of Boyd McNairy's Addition to Nashville, as of record on the front fly leaf of Book 16, Register's Office for Davidson County Tennessee described as follows: Beginning on the Southerly margin of the Bosley Pike at the N.W. corner of a part of said lot conveyed by M. P. Clark and wife to Fred M. Clark by deed of record in Book No. 181, Page 495, said Registers Office, thence with the southerly margin of said pike, westerly 100 feet to the N.E. corner of a part of said lot conveyed to Robert E. Clark to the Tennessee Central Railroad Company by deed of record in Book No. 277, Page 420, said Register's Office, thence with the Easterly line of said R.R. lot Southerly 149 feet more or less to the Northerly margin of an alley, thence with the Northerly margin of said alley Easterly 100 feet to said Fred M. Clark's S.W. corner, thence with his Westerly line Northerly 149 feet, more or less to the beginning.

This agreement constitutes the full and final agreement between the parties and cannot be modified except in writing signed by both parties.

Lula Lawrence

Lula Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a notary public, in and for the said County and State, the within named Lula Lawrence, the 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 seal at Nashville, Tennessee, this the 27 day of Dec., 1974.

Allene C. Campbell

Notary Public

My Commission Expires:
July 25, 1976

Annie Mai Sherfield

Annie Mai Sheffield

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, a notary public, in and for the said County and State, the within named Annie Mai Sheffield, the 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 seal at Nashville, Tennessee, this 27 day of Dec., 1974.

Allene C. Campbell

Notary Public

My Commission Expires:
July 25, 1976

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STATE OF TENNESSEE

COUNTY OF Davidson

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

NOTARY PUBLIC ALLEYE L. CAMPBELL FOR COUNTY, TENN.

Affiant

Sworn to and subscribed before me,

this 27 day of Dec., 1974.

Allene L. Campbell
Notary Public

My Commission Expires: July 26, 1976

IDENTIF. REFERENCE

JAN 13 12 09 PM '75

FEE REGISTER DAVIDSON COUNTY, TENN.

C8 4 1 5 3

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $5,000.00 Affiant

Subscribed and sworn to before me this 13th day of Jan. 1975

Deputy Register

JAN 13 75 CONV *5,000.00

JAN 13 75	S'TAX	A*	13.00		
JAN 13 75	PR'FEE	A*	.50		
JAN 13 75	W'DEED	A*	6.00	*	19.50