BOOK 4912 PAGE 943

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number
Claudia Martin Davidson, et al. 2328 Fernwood Drive Nashville, Tennessee 37216	Same	72-8 190 PW

FOR AND IN CONSIDERATION of the sum of One and no/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of making a re-conveyance to create (1) a life estate in Claudia Martin Davidson for and during the natural life of said Claudia Martin Davidson, and (2) to create a vested remainder interest in fee simple in Patricia Davidson Vick and Cathy Davidson Kyle, each to own an undivided one-half (1/2) interest in fee simple in said vested remainder interest, as tenants in common, the said Patricia Davidson Vick and Cathy Davidson Kyle being children of James Marshall Davidson and wife, Claudia Martin Davidson,

MAY15'75 MISC A* 8.00 * 8.00

We, James Marshall Davidson and wife, Claudia Martin Davidson, have bargained and sold, and by these presents do hereby transfer and convey unto H. T. Finley, Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 274 on the Map of Dalewood, Section IV, of record in Book 1835, page 21, Register's Office for said County.

Said Lot No. 274 fronts 78 feet on the westerly side of Fernwood Drive and runs back between lines 163.3 feet on the north line and 192.6 feet on the south line, to a dead line in the rear, which is a broken line, on which it measures 84.1 feet.

Being the same property conveyed to James Marshall Davidson and wife, Claudia Martin Davidson, by deed from Hugh K. McGlothlin and wife, Mary Douglass McGlothlin, dated June 1, 1953, of record in Book 2148, page 455, Register's Office for Davidson County, Tennessee.

The above-described property is conveyed subject to restrictions of record in Book 1229, page 325, in Book 1786, page 80, and in Book 1855, page 223, said Register's Office, and subject to a 10 foot easement along the entire rear or westerly line for public utilities.

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

C98456

IDENTIF. REFERENCE

MAY 15 1 08 PM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

And we do covenant with the said H. T. Finley, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, James Marshall Davidson and wife, Claudia Martin Davidson, do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to said land to the said H. T. Finley, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said H. T. Finley, Trustee, for and in consideration of the sum of One and no/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto:

(1) A life estate in Claudia Martin Davidson for and during the natural life of said Claudia Martin Davidson, and

(2) A vested remainder interest in fee simple in Patricia Davidson Vick and Cathy Davidson Kyle, each to own an undivided one-half (1/2) interest, as tenants in common in said vested remainder interest,

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed is subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to (1) the said Claudia Martin Davidson a life estate for and during the life of said Claudia Martin Davidson, and to (2) Patricia Davidson Vick and Cathy Davidson Kyle, each, an undivided one-half remainder interest in fee simple, as tenants in common, their heirs and assigns, forever.

And I do covenant with the said Claudia Martin Davidson, Patricia Davidson Vick and Cathy Davidson Kyle, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, H. T. Finley, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said interests to said land only as such title coming through or to me from the grantees herein, to said Claudia Martin Davidson, as life tenant, and to Patricia Davidson Vick and Cathy Davidson Kyle, as vested remaindermen, in fee simple, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this, the 10th day of April, 1974.

James Marshall Davidson

Claudia Martin Davidson

H. T. Finley, Trustee

STATE of TENNESSEE)
COUNTY of DAVIDSON) ss.

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

Claudia Martin Davidson
Affiant

Subscribed and sworn to before me this 17th day of December, 1974.

Patricia A. Jasnowitz
NOTARY PUBLIC

My Commission expires 11-20-78.

* * * * * *

STATE of TENNESSEE)
COUNTY of DAVIDSON) ss.

Personally appeared before me, ~~the~~ undersigned, a Notary Public in and for said County and State, the within named JAMES MARSHALL DAVIDSON, the within named 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, Davidson County, Tennessee, this 18th day of April, 1974.

Notary Public
NOTARY PUBLIC

My Commission expires 2/23/78.

* * * * * *

STATE of TENNESSEE)
COUNTY of DAVIDSON) ss.

Personally appeared before me, Patricia A Jasnowitz, a Notary Public in and for said County and State, the within named CLAUDIA MARTIN DAVIDSON, 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, Davidson County, Tennessee, this 17th day of December, 1974.

Patricia A. Jasnowitz
NOTARY PUBLIC

My Commission expires 11-20-78.

STATE of TENNESSEE)
COUNTY of DAVIDSON) ss.

Before me, Harry G. Nichol, a Notary Public in and for said County and State, personally appeared the within named H. T. FINLEY, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, this 10 day of December, 1974.

Harry G. Nichol
NOTARY PUBLIC

HARRY G. NICHOL NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission expires July 27, 1977.

THIS INSTRUMENT PREPARED BY:

HARRY G. NICHOL, Attorney
711 J. C. Bradford Building
Nashville, Tennessee 37219