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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM [illegible]

Bert Terrell

TO

Mary Frances Terrell Forsee, et al

For draftsman's use

This instrument prepared by:

Michael Miller
Attorney at Law
500 Court Square Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Mary Frances Forsee, et al (NAME)	Bert Terrell, life tenant (NAME)	119-6-44
(STREET ADDRESS OR ROUTE NUMBER)	82 Jay Street (STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

FEB 27 11 40 AM '76

REGISTER'S DAVIDSON COUNTY, TENN.

D 3 7 7 8 5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$10,710.00 Bert Terrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February 1976.

Notary Public

MY COMMISSION EXPIRES: 3-5-80

(AFFIX SEAL)

For and in Consideration of the sum of love and affection

DOLLARS

2-27-76 C.O. 10,710.00
ST 27.82
D Fee 50
Lo D 4.00
32.32

I, Bert Terrell have bargained and sold, and by these presents do transfer and convey unto the said Mary Frances Terrell Forsee, Jesse Ray Terrell, Marion Rose Herring, Joyce Ann Herring, and Alvin Wayne Terrell, as equal tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 8 on the Map of Sterling Heights, Section Two, as of record in Book 1424, Page 104, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Jay Street, the common corner of Lots 7 and 8; thence with the margin of said Drive, easterly 54.63 feet to the beginning of a curve; thence with said curve, northeasterly, 31.56 feet to a point in the westerly margin of Boone Drive; thence with the margin of said Drive, northerly 139.86 feet to a point; thence westerly 73.62 feet to the common corner of Lots 7 and 8; thence with the line between said lots southerly 160 feet to the beginning.

Being the property conveyed to John H. Roller and wife, Anna K. Roller, by Deed from Kenwood Homes, Inc., of record in Book 1728, Page 77, the said John H. Roller having predeceased his said wife, and she having devised said property by Will (under the name of Ann Terrell, she having married Bert Terrell) to Bert Terrell, probated in Davidson County, Tennessee, and being of record in said Probate Clerk's Office in Will Book 105, Page 135.

This conveyance is made subject to restrictions of record in Book 1725, Page 21, Register's Office for Davidson County, Tennessee.

PROVIDED HOWEVER, Grantor hereby reserves to himself a legal life estate in the foregoing real property for the remainder of his natural life with all rights and privileges attendant thereto.

0062

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This is { unimproved ( ) / improved (X) } property, known as 82 Jay Street, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Frances Terrell Forsee, Jesse Ray Terrell, Marion Rose Herring, Joyce Ann Herring, and Alvin Wayne Terrell, as equal tenants in common their heirs and assigns, forever, limited only to the life estate reserved hereinabove.

And I do covenant with the said Mary Frances Terrell Forsee, Jesse Ray Terrell, Marion Rose Herring, Joyce Ann Herring and Alvin Wayne Terrell 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, and subject to the life estate reserved hereinabove.

And I, Bert Terrell do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Frances Terrell Forsee, Jesse Ray Terrell, Marion Rose Herring, Joyce Ann Herring, and Alvin Wayne Terrell, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27th day of February, 19 76

Bert Terrell

Bert Terrell (unmarried)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Evelyn Phillips, a Notary Public in and for said County and State, the within named Bert Terrell (unmarried)

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 27th day of February, 19 76.

Evelyn Phillips, Notary Public.

Commission expires 2-25-80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .