DEED

For and in consideration of the sum of Fifteen Thousand ($15,000.00) Dollars and the agreement by the Grantees herein to, during their lifetime, pay all property taxes assessed against the property, to maintain and keep in good condition the improvements on the property herein conveyed and to maintain fire insurance on the improvements herein conveyed, M. H. South has bargained and sold and by these presence does hereby transfer and convey unto James T. South and wife, Ella V. South a life estate for their joint and several lives in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 65 on the map of M. N. Youngs Inglewood Annex, of record in Book 547, Page 197, Register's Office for said County.
>
> Said Lot No. 65 fronts 50 feet 1 inch on the south side of Norvell Avenue and runs back between parallel lines, with the westerly margin of "B" Street 150 feet to a dead line.
>
> Being the same property conveyed to M. H. South and wife, Mary N. South, who is now deceased, by a deed of record in Book 2636, Page 3 in the Registers Office for Davidson County, Tennessee.

To have and to hold the tract or parcel of land, with the appurtenances, estate, title and interest therein belonging to the said James T. South and wife, Ella V. South during their lifetime. M. H. South hereby specifically retains the remainder interest in fee in the property herein conveyed.

And M. H. South does convenant with James T. South and wife, Ella V. South that he is lawfully seized and possessed of the land in fee simple, has a good right to convey a life estate in it and that the same is unemcumbered, and he does further convenant and bind himself, his heirs and representatives to warrant and defend the title to the land to James T. South and wife,

Ella V. South during the lifetime of both or either of them against the lawful claims of all persons, whomsoever.

Witness my hand this 15 day of June, 1976.

D55274

T
IDENTIFICATION REFERENCE

JUN 24 1 41 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

James T. South

Ella V. South

M. H. South

JUN 24 76 CONV 15,000.00

STATE OF TENNESSEE, STATE TAX B* 39.00
COUNTY OF DAVIDSON, PR FEE B* .50
JUN 24 76 W DEED B* 4.00 * 43.50

Personally appeared before me, Brenda H Carroll, a Notary Public in and for said County and State, the within named James T. South, Ella V. South and M. H. South, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 15th day of June, 1976.

Brenda H Carroll
Notary Public

My Commission Expires: 3/3/79

BRENDA H. CARROLL NOTARY PUBLIC AT LARGE STATE OF TENN.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000

James T. South
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF June 19 76.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
James L. Fugua Jr. Attorney-at-law
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. South (NAME)	Same (NAME)	Map 64-15
1214 Russell Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	par. 246
Nashville Tn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	