D E E D

BOOK 5055 PAGE 976

Map 118-9-219
Parcel No. 16 DA 06575

Address New Owners:

Mr & Mrs James T. Zumbro
954 Draughon Avenue
Zip Code 37204
Nashville, Tennessee

Send Tax Bills:

Same

WHEREAS, Evelyn Lax Zumbro, is the owner of the hereinafter described tract or parcel of land, same having been devised to her by will from Lona Pendergrass Jones, which will is recorded in Will Book 114, Page 631, Probate Court Clerk's Office for Davidson County, Tennessee, to which reference is here made, and

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WHEREAS, it is the desire and wish of the said Evelyn Lax Zumbro that she and her husband, James T. Zumbro, own said property as tenants by the entirety, and

WHEREAS, it is provided in Title 64, Section 109, Tennessee Code Annotated, that any married person owning property in his and/or her name and desiring to convert his and/or her interest into an estate by the entirety, may do so by direct conveyance to the spouse by an instrument of conveyance which shall provide it is the Grantors intention by such instrument to create an estate by the entirety in and to the entire interest in the said property held by the Grantor, and

WHEREAS, such being the express intention of the said Evelyn Lax Zumbro, it being her desire, wish and intent to create an estate by the entirety in the hereinafter described tract or parcel of land.

NOW, THEREFORE, in consideration of the premises and for the further consideration of the love and affection which I entertain for my said husband, James T. Zumbro, I, Evelyn Lax Zumbro, have bargained and sold and by these presents to transfer and convey unto James T. Zumbro, his heirs and assigns, such interest in the hereinafter described tract or parcel of land as to create an estate by the entirety as provided for by Title 64, Section 109, Tennessee Code Annotated. Said tract or parcel of land is described as follows:

Prepared by:
James L. Bass
Attorney at Law
Nashville, Tennessee

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee.

Lot No. 15 fronts 90 feet on the southerly side of Draughon Avenue and runs back 154.6 feet on the easterly line and 160 feet on the westerly line to a dead line, measuring 80 feet thereon.

For further reference said property was vested in Nat W. Jones and wife, Lona P. Jones, by deed from Charles B. McMahon, of record in Book 4075, Page 874, Register's Office for Davidson County, Tennessee.

This is improved property known as 954 Draughon Avenue, Nashville, Tennessee, 37204.

TO HAVE AND TO HOLD such interest in and to the said James T. Zumbro as to create an estate by the entirety with the appurtenances, estate, title and interest thereto belonging to the said James T. Zumbro, his heirs and assigns, forever. I covenant with the said James T. Zumbro that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James T. Zumbro, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 10th day of August, 1976.

Evelyn Lax Zumbro

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named Evelyn Lax Zumbro, 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 official seal at Offices, Davidson County, Tennessee, on this the 10th day of August, 1976.

James L Bass
Notary Public

My Commission Expires: Jan. 16, 1978

JAMES L. BASS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D62618

IDENTIF. REFERENCE

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REGISTER FOR DAVIDSON COUNTY, TENN.