Buyer + Jay Price
Edward R Ashworth et al
326 Myatt Dr.
Madison Tenn

BOOK 5237 PAGE 915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 8,000.00

Martha A. Jackson
Affiant

Subscribed and sworn to before me, this the 24th day of Dec., 1977.

W. Williams
~~Notary Public~~

~~My Comm. Expires:~~ Notary Public

Map 43-7
Parcel 34

CONVEYANCE RESERVING LIFE ESTATE IN GRANTOR

FOR AND IN CONSIDERATION of the sum of $1.00 cash in hand paid, and the love and affection I have for my children, I, Rosa Mai Ashworth, hereinafter called the Grantor, do by these presents transfer and convey a one-third interest to each of my following three children, to-wit: Edward Raymond Ashworth, Max Lafayette Ashworth, and Pearre Wilson Ashworth, hereinafter called the Grantees, their heirs and assigns, the remainder interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 13 on the Plan of the Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, being Lots Nos. 51 and 52 on the Plan of the Resubdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, described according to a survey made by Harvey Gee, Surveyor, August 5, 1946, as follows:

Beginning at a point on the easterly margin of McArthur Drive 198.28 feet southerly from the intersection of the easterly margin of said McArthur Drive and the southerly margin of Thornton Avenue, said point being the northwest corner of Lot No. 54 on said unrecorded plan; thence with the easterly margin of said McArthur Drive northwardly 177.7 feet to the beginning of a curve; thence around said curve in a northeasterly direction 39.9 feet to a point on the southerly margin of said Thornton Avenue; thence with the southerly margin of said Thornton Avenue eastwardly 115.47 feet to the northwest corner of Lot No. 50 on said Plan; thence with the line between said Lots Nos. 49, 50, 51 and 52 southwardly 192.1 feet to the common corner of Lots Nos. 47, 49, 52 and 54 on said Plan; thence with the line between said Lots Nos. 52 and 54 westwardly 136 feet to the beginning.

The said grantor, Rosa Mai Ashworth, reserves unto herself a life estate in said above-described property with the right to occupy and use said property as her own during her lifetime.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantees and their heirs and assigns, forever, except as to the reservation of the life estate as above set forth.

And I do covenant with the said grantees 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 28th day of December, 1977.

Rosa Mai Ashworth
Rosa Mai Ashworth

IDENTIFICATION REFERENCE
DEC 29 8 54 AM '77
FEE-TAX REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

CONV $8,000.00
S'TAX B* 20.80
PR'FEE B* .50
W'DEED B* 4.00 * 25.30

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosa Mai Ashworth, 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 Nashville, Tennessee, this 29th day of 29th Dec., 1977.

Dorothy Robert
Notary Public

My Comm. Expires: 8-18-79

This instrument prepared by Geo. H. Cate, Atty.
510 Stahlman Bldg., Nashville, TN. 37201

DOROTHY ROBERT NOTARY PUBLIC DAVIDSON COUNTY, TENN.