BOOK 5358 PAGE 448

D E E D

This instrument was prepared by Claude Callicott, Attorney at Law, 513 Nashville Bank & Trust Building, Nashville, Tennessee 37201.

Map. No. 103-4

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Parcel No. 219

The actual consideration or value, whichever is greater, for this transfer is $ 15,000.00 .

Claude Callicott

Subscribed and sworn to before me this 1st day of November, 1978.

Leo H. Hargis
Notary Public

My Commission expires:
1-9-79

NOV 1 12 17 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

E 37791

For and in consideration of the love and affection which I have for my daughter, Sylvia L. Wells, and for her children, I, Alma Little O'Connor, do hereby transfer and convey unto the said Sylvia L. Wells, her heirs and assigns, if she survives me and subject to my life estate which is hereby expressly reserved unto me, for her sole and separate use and for her separate estate, as more fully specified herein, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 4, of Block No. 16, on the Plan of a part of Sylvan Park, as of record in Book 332, Page 104, Register's Office for said County. Said Lot No. 4 fronts 50 feet on the southerly side of Nebraska, formerly 8th Avenue, and extends back between parallel lines 160 feet to an alley.
>
> This is the same property as was conveyed to Alma Little O'Connor by deed from Charles M. Holmes and Hal L. Hix dated March 12, 1962, and recorded in Book 3347, page 125, Register's Office for Davidson County, Tennessee.

I hereby retain and reserve unto myself a life estate in said property for and during my natural life and this conveyance of the reversionary or remainder interest is made subject to said life estate and also subject to the condition that my said daughter, Sylvia L. Wells, survives me. In the event she does not survive me, then neither she nor any other person takes any right, title or interest under this conveyance. Subject to said life estate and subject to said condition that she survives me, I make this conveyance to my said daughter for her sole and separate use and as her separate estate free from all marital and all other claims, rights and demands of her present or any future husband either during her life or upon and subsequent to her death and free from any rights of inheritance , the right to dissent from her will or any other rights which her present or future husband might claim under the statute of descent and distribution or other statutes providing rights, title or benefits in a surviving husband, with the full,

Grantee
Sylvia L. Wells
4407 Nebraska Ave
Nashville, Tenn.

unrestricted and absolute right to, and without the joinder of her husband, sell, alienate, mortgage, convey, transfer or otherwise dispose of said property during her lifetine or to dispose of the same absolutely by will upon her death and if upon her death she is still the owner of said property and does not dispose of same by her last will and testament then title to said property upon her death shall vest in her issue per stirpes.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Sylvia L. Wells, as her separate estate, all as hereinabove specified, if she survives me.

In witness whereof I have hereunto subscribed my name on this 1st day of November, 1978.

Alma Little O'Connor
Alma Little O'Connor

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

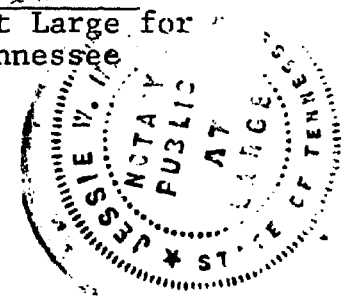
Personally appeared before me, Jessie W. Hargis, a Notary Public in and for said County and State, the within named Alma Little O'Connor, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of November, 1978.

Jessie W. Hargis
Notary Public at Large for
the State of Tennessee

My Commission expires:

7-1-79



NOV-17 78	CONV	15,000.00			
NOV-17 78 S'TAX			B* 39.00		
NOV-17 78 PR'FEE			B* .50		
NOV-17 78	W'DEED		B* 4.00	*	43.50