Map 72-6 Pcl 186 Is

THIS INSTRUMENT PREPARED BY
ROCHELLE & CALLIS FROM INFORMATION SUPPLIED BY THE PARTIES:

SEND TAX BILLS TO:
Dorothy Ertman
1055 Trinity Lane
Nashville, TN 37207

DEED

BOOK 5702 PAGE 35

This indenture made and entered into on this the 24th day of December, 1980, by and between JAMES A. STAMPS and wife, IRENE STAMPS, herein called "First Party"; JEROME ERTMAN and wife, DOROTHY ERTMAN, hereinafter called "Second Party"; and, FAYE HARGROVE, hereinafter called "Third Party".

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollar ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, First Party has this date bargained and sold and by these presents does hereby transfer and convey a one-half (½) interest in and to the following described real estate unto Second Party, as Tenants by the Entireties, their heirs and assigns, and has this date bargained and sold and by these presents does hereby transfer and convey a one-half (½) interest in and to the hereafter described real estate unto Third Party, her heirs and assigns, it being expressly provided that Second Party and Third Party shall take as joint tenants with rights of survivorship, and said real estate being described as follows, to-wit:

Land in Davidson County, Tennessee, being the north part of Lot No. 19 on the revised and corrected Map of Subdivision of the Casper Zophi's Place, as of record in Book 547, Pages 21 and 22, Register's Office for said County.

Said North part of Lot No. 19 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Street, as widened, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to James A. Stamps and wife, Irene Stamps, by deed of record in Book 2641, Page 457, Register's Office of Davidson County, Tennessee.

This is improved property known as 1055 Trinity Lane, Nashville, Tennessee 37207.

To have and to hold a one-half (½) interest in and to the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Second Party, as Tenants by Entireties, their heirs and assigns, forever, and to have and to hold a one-half (½) interest in and to the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Third Party, her heirs and assigns, forever, and First Party does hereby covenant with said Second Party and Third Party, that First Party is lawfully seized and possessed of said land in fee simple, has a good right to convey same, and that same is unencumbered, unless otherwise herein set out; and First Party does further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to the said one-half (½) interest in and to the said real estate to Second Party and the one-half (½) interest in and to the said real estate to Third Party, their respective heirs and assigns, against the lawful claims of all persons, whomsoever.

It is expressly agreed and made a part of this indenture that Jerome Ertman and wife, Dorothy Ertman, shall hold a one-half (½) interest in and to said property as Tenants by the Entireties, and that, therefore, on the death of either of them the survivor thereof shall succeed to the full ownership of such one-half (½) interest. Further, it is expressly provided that Jerome Ertman and wife, Dorothy Ertman, as the owners of a one-half (½) interest in said realty as Tenants by the Entireties, and Faye Hargrove, as the owner of a one-half (½) interest in said realty, shall be joint tenants with rights of survivorship as to each other, and that, therefore, upon the death of Faye Hargrove her interest shall pass to Jerome Ertman and wife, Dorothy Ertman, as Tenants by the Entireties or wholly to the survivor of them, by virtue of rights of survivorship, and upon the death of the survivor of Jerome Ertman and wife, Dorothy Ertman, all of their interest in and to said property shall pass to Faye Hargrove if she then survives by virtue of rights of survivorship, and that the survivor of Jerome Ertman, Dorothy Ertman and Faye Hargrove shall thereby succeed to full ownership of the said property.

1980 County Property Taxes shall be paid by the Grantees herein.

Possession to be given with delivery of deed.

This instrument executed on this the day and date first above written.

JAMES A. STAMPS

IRENE STAMPS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES A. STAMPS and wife, IRENE STAMPS, 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 Mt. Juliet, Tennessee, this 24th day of December, 1980.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

6-2-84

STATE OF TENNESSEE

COUNTY OF WILSON

I, or We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $15,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 24th day of December, 1980.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

IDENTIF. REFERENCE
JAN 20 2 01 PM '81
FEE $ TENNESSEE
DAVIDSON CO.

626093

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5702 PAGE 38

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

15.00 .00- CO
40.50 CO TX
.50 PRFE
5.00 MISC
CHECK 49.80-
5746A01/25/81 CSL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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T

IDENTIF. REFERENCE

JAN 20 2 01 PM '81

FEE PAID

No. 802804