OFFICIAL RECEIPT

Map 92-12

New Owner:
Beatrice Foods Co
1710 Cleveland St
Nashville Tenn

Send Tax Bills to:
Same

Par 247
Ie

WARRANTY DEED WITH RESERVATION OF RIGHT OF POSSESSION

BOOK 5874 PAGE 863

For and in consideration of the sum of Eleven Thousand ($11,000.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

I, Mattie May Hunt, a widow hereinafter called Grantor, havebargained and sold and by these presents do hereby transfer and convey unto Beatrice Foods Co., a Delaware Corporation, hereinafter called Grantee, its successors and assigns, subject to the reservations and conditions hereinafter set forth, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the south 32.8 feet, more or less of the north 135.3 feet, more or less of Lots Nos. 189 and 190 on the Map of the Boyd Home tract, of record in Book 21, page 39, Register's Office for said County.
>
> SAID parts of said lots front 32.8 feet, more or less, on the east side of 18th Avenue North and run back between parallel lines, parallel to and 102.5 feet south of State Street, 100 feet to the west margin of Lot 191. Said tract is contiguous to and between Parcels 246 and 248, as shown on property Map 92-12, of the Property Map and records system of Davidson County, Tennessee.
>
> Being part of the same property conveyed to Mattie May Hunt, by deed from Mary W. Bevington et vir., of record in Book 1537, page 221, Register's Office for Davidson County, Tennessee.

To have and to hold said tract or parcel of land with the improvements thereon and with the appurtenances, estate, title and interest thereto belonging to the said Grantor, her heirs and assigns forever. And I do covenant with the said Grantee that I am lawfully possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except taxes for 1982, which if unpaid as of the date of this instrument are to be assumed by the said Grantee. And, the Grantor does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land and to the said Grantee its successors and assigns against the lawful claims of all persons, whomsoever.

This conveyance is made subject to the following reservation and conditions:

1. As a part of the consideration, without which this conveyance would not have been made, Grantor may retain possession and have the full use and enjoyment of said real estate and the improvements thereon for the balance of her life time or for so long a time as she occupies said real estate as her permanent residence.

2. Grantee is to pay all taxes assessed against said real estate during the term of Grantor's continued possession, use and enjoyment of said real estate.

3. During Grantors continued use and occupancy of said real estate as her permanent residence Grantee is to provide and pay for fire and extended coverage insurance on the dwelling improvements on said real estate to the extent of their full insurable value, not to exceed four thousand ($4,000.00) dollars, in an insurance company licensed to do business in Tennessee. In the event of a casualty resulting in partial loss and damage to said improvements covered by such insurance with the improvements not made untenantable by such loss or damage, the proceeds of such insurance shall be used to restore the improvements to their original condition with the work of such restoration by the Grantee to proceed diligently and promptly. In the event of casualty resulting in loss or damage covered by such insurance to the extent that said improvements are untenantable, the proceeds of such insurance shall be paid in full to the Grantor, and the right of occupancy herein reserved to the Grantor shall cease and be held for naught as of the date of such casualty, loss or damage causing said improvements to be untenantable.

2743

4. Grantor, will, during her continued possession, use and occupancy of said real estate create no liens whatsoever against same or grant any leasehold interest in same running beyond the expiration of her life time or beyond the time that said real estate remains as her permanent residence or becomes untenantable due to damage by fire or other casualty.

5. All rights and interest of the Grantor in said real estate shall pass immediately to the Grantee upon (1) the abandonment of the real estate as her permanent residence or, (2) casualty or loss making the improvements on said real estate untenantable or, (3) the death of the Grantor. Any personal property of the Grantor remaining on said real estate shall be removed from same promptly following any of the events enumerated herein above.

WITNESS my hand this 20th day of April, 1982.

Mattie May Hunt
GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personall appeared Mattie May Hunt, a widow, with whom I am personally acquainted, and who, upon oath acknowledged herself to be the within named Bargainor and Grantor and that she acknowledges that she executed the within instrument for the purposes and consideration therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of April, 1982.

Jack Buchanan
Notary Public

Commission Expires: 10-N-83

THIS DEED WAS PREPARED BY:

MR. ROBERT C. HILTON, Real Estate Broker
Mid South Realty (License No. 003126)
315 Union St.
Nashville, Tn. 37219

G.8.7766

IDENTIF. REFERENCE

APR 20 10 40 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$1.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

$ 40000.00

R. C. Hilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 1982.

Joyce A. Dunnavant
Notary Public

MY COMMISSION EXPIRES: 10/15/83
(AFFIX SEAL)

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5874 PAGE 865

FOR

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

11000.00- CO
28.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK - 35.10-
2743A04/20/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 8. 7. 7. 6 6

IDENTIF. REFERENCE

APR 20 10 40 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 876847

[redacted]