WARRANTY DEED

File 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6256 PAGE 185

The actual consideration or value, whichever is greater, for this transfer is $6,252.00

Richard D. Taylor Jr.
Affiant

Sworn to and subscribed before me this the 23rd day of March, 1984.

Notary Public

My commission expires: 1-18-87

THIS INSTRUMENT PREPARED BY:

Richard D. Taylor, Jr.
ADAMS, TAYLOR, PHILBIN, PIGUE
& MARCHETTI
One Union Street
Nashville, TN 37201

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Mary Catherine Strobel 300 Antioch Pike Nashville, TN 37211	Charles E. Abel Leonia Essie Abel 300 Antioch Pike Nashville, TN 37211	Map #133-2 Parcel #114 and #115 6DA-28181 and 6DA-28182

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and in consideration of love and affection, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles E. Abel and Leonia Essie Abel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Catherine Strobel, hereinafter called the Grantee, a Life Estate in a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows to-wit:

TRACT NO. 1: Being part of Lot No. 7 on the Plan of the subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book 1, page 442, Chancery Court at Nashville, being Lot No. 13 on the unrecorded map of A. C. Roth's Subdivision, described according to a survey made May 3, 1940, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point on the northerly margin of Antioch Pike 465 feet east of the easterly margin of McComb Avenue, formerly Stewart Street; thence northwardly and parallel with the easterly margin of McComb Avenue 160.3 feet; thence eastwardly 50 feet to a point in the northwest corner of Lot No. 12 in said unrecorded plan; thence southwardly, with the line between Lots Nos. 12 and 13, 161.2 feet to the northerly margin of Antioch Pike, the southwest corner of Lot No. 12; thence with the northerly margin of said Pike, westwardly 50 feet to the point of beginning.

TRACT NO. 2: Being part of Lot No. 7 on the Plan of the subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book I, page 442,

03/23 CHECK

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Chancery Court at Nashville, being Lot No. 12 and the westerly one-half of Lot 11 on the unrecorded map of A. C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point on the northerly margin of Antioch Pike 515 feet east of the easterly margin of McComb Avenue, formerly Stewart Street; thence northwardly, and parallel with the easterly margin of McComb Avenue, 161.2 feet; thence eastwardly 75 feet to a point in the center of Lot No. 11 in said unrecorded plan; thence southwardly with the center line of Lot No. 11, 163 feet, more or less, to the northerly margin of Antioch Pike; thence with the northerly margin of said pike westwardly 75 feet to the point of beginning.

Being the same property conveyed to Charles E. Abel and Leonia Essie Abel by deed from Harding Crews and wife, Alberta Crews, of record in Book 4967, Page 155, Register's Office for Davidson County, Tennessee.

Included in the above described property but to be excluded therefrom is the following described property:

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 7 on the plan of the Subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book 1, page 442, Chancery Court at Nashville, being part of Lot No. 13 on the unrecorded map of A. C. Roth's Subdivision and described as follows:

Beginning at a point on the present northerly margin of Antioch Pike 465 feet east of the easterly margin of McCombs Avenue, formerly Stewart Street; thence north 2° 43' east 11.94 feet to a point on the new relocated northerly margin of Antioch Pike; thence south 85° 29' 51" east 125.06 feet along the new relocated northerly margin of Antioch Pike the same being parallel to and 30 feet from the new relocated centerline of Antioch Pike to a point in the center of Lot No. 11 on said unrecorded plan; thence south 2° 43' west 8.04 feet with the centerline of Lot No. 11 to the present northerly margin of Antioch Pike; thence with the present northerly margin of said Pike, westwardly 125 feet to the point of beginning.

Being the property transferred to the Metropolitan Government of Nashville and Davidson County, Tennessee from Harding Crews and wife, Alberta Crews, as of record in Book 4415, page 804, Register's Office for Davidson County, Tennessee.

This is improved property known as 300 Antioch Pike, Nashville, Tennessee 37211.

The Grantors herein hereby expressly agree and covenant to remain liable for such taxes, of any nature whatsoever, as may be duly assessed against the property herein transferred, for the duration of the Grantee's interest in the estate conveyed herein. This agreement is made expressly subject to an indebtedness evidenced by an Installment Deed of record in Book 4967, Page 155, for which the Grantors herein hereby do agree to remain liable. It is hereby expressly agreed between the parties hereto, and expressly the intention of the parties hereto, that upon the death of the Grantee herein, any interest held by the Grantee derived from this conveyance will cease and terminate, and the remainder shall immediately vest in the Grantors hereto. It is further agreed that Grantors shall be liable for any outstanding taxes.

Witness my hand this 23d day of March, 1984.

Charles E. Abel

Charles E. Abel

Leonia Essie Abel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles E. Abel and Leonia Essie Abel, 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 Nashville Tennessee, this 23rd day of March, 1984.

Notary Public

My commission expires: 1-18-87

AFFIDAVIT

CONVEYANCE OF LIFE ESTATE BOOK 6256 PAGE 188

STATE OF OHIO
COUNTY OF GEAUGA

Personally appeared before me, the undersigned authority, duly commissioned and qualified, Stan Strobel, representative of the Grantee, Mary Catherine Strobel, who, having first been duly sworn, made oath that he is the son of the Grantee, possessing a valid power of attorney for her benefit, and that she is the Grantee of the property described in the attached warranty deed; that, as of the date hereof, the total value of the life estate conveyed to her by said warranty deed is the sum of $6,252.00.

The factors used in determining the value of the life estate were as follows:

1. Total value of property: $40,000

2. Grantee's age at date of recording: Age 84

3. Applicable per cent: 6%

4. Applicable mortality index number: 2.605 (found in column headed 6%, the line directly across from age 84.)

Computation - $40,000 x 6% x 2.605 = $6,252.00 (value of life estate)

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IDENTIF. REFERENCE
MAR 23 2 39 PM '84
FELIX Z. WILSCH II REGISTER
DAVIDSON COUNTY, TN

Stan Strobel (SSStrobel)
Life Tenant
Mary Catherine Strobel
By: Stan Strobel, with Power of Attorney

Sworn to and subscribed before me this 20th day of March, 1984.

Kathleen K Shepard
Notary Public

My commission expires: My Commission Expires Dec. 19, 1985

NOTARY PUBLIC * KATHLEEN K. SHEPARD * MARICOPA CO., ARIZ.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6256 PAGE 189

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

6252.00- CAMT.
16.38 CSTAX
.50 PRFEE
12.00 MDEED
CHECK 28.88-
2757A03/23/84 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

MAR 23 2 39 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22697