THIS INSTRUMENT PREPARED BY:

COPAS & HAMILTON
Attorneys at Law
108 N. Greenwood Street
Lebanon, Tennessee

Map 72-13 Par 287 & W

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 20000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7th DAY OF November 19 84
Deputy Register

New Owner | SEND TAX BILLS TO:

Mail Sarah C. Allman
895 W. Douglas Ave
Nashville, Tenn. 37206

MAP NO.: _____

PARCEL NO.: _____

BOOK 6421 PAGE 513

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, and for and in further consideration of the natural love and affection I have for my daughter, Sarah C. Allman, the Grantee, and in consideration of her attention and care for me in my declining age, I, IVIE M. DRENNON, a widow, (herein referred to as the "Grantor"), have this day bargained and sold, and by these presents do hereby transfer and convey to SARAH C. ALLMAN (herein referred to as the "Grantee"), her heirs and assigns, the following tract or parcel of land, subject to a life estate for and during my natural life which I expressly retain and reserve therefrom unto myself, the Grantor; said land being situated and lying in Davidson County, State of Tennessee, and described to-wit:

Land in the 6th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 36 of Block "B" on the Revised Plat of the subdivision of part of the L.M. Ezell 12.11 acre tract, as of record in Book 1130, page 5, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the northerly side of Douglas Avenue and runs back between parallel lines 130 feet to a dead line.

BEING the same property conveyed to James Drennon and wife, Ivie M. Drennon, by deed from Joseph Clarence Phelps and wife, Beatrice B. Phelps, recorded September 30, 1947, in Book 1534, page 195, in the Register's Office of Davidson County, Tennessee; the said James Drennon died November 16, 1978, thereby vesting fee simple title in the said Ivie M. Drennon as the surviving tenant by the entirety.

THIS IS IMPROVED property known as 895 West Douglas Avenue in Nashville, Tennessee.

3445

THIS CONVEYANCE is expressly subject to the reservation and exception therefrom, unto the Grantor, of the full use, control, income and possession of the property for and during her natural life.

TO HAVE AND TO HOLD the said tract or parcel of land together with all buildings and improvements thereon or hereafter erected thereon and all rights, appurtenances, estate, title and interest thereto belonging to the said Sarah C. Allman, her heirs and assigns, in fee-simple remainder subject to the said life estate of the Grantor.

I COVENANT that I am lawfully seized and possessed of said land in fee simple; that I have a good and lawful right to convey it; and that the same is unencumbered, unless otherwise herein set out; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 31st day of ~~October~~ NOVEMBER, 1984.

Ivie M. Drennon
IVIE M. DRENNON

REGISTER'S OFFICE DAVIDSON COUNTY, TN
NOV 7 2 48 PM '84
IDENTIF. REFERENCE
162134

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Frances Barnard, a Notary Public in and for said State and County, IVIE M. DRENNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Davidson County, Nashville, Tn, this 31st day of ~~October~~ NOVEMBER, 1984.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Frances Barnard
Notary Public

My Commission Expires:

July 21, 1985

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6421 PAGE 515

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

20000.00- CAMT.
52.00 CSTAX
.50 PRFEE
6.00 WDEED
CASH 58.50-
5445A 11/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 2 1 3 4

IDENTIF. REFERENCE

Nov 7 2 40 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0083541