For and in consideration of ten dollars cash and of the love and affection which I have for my mother, the receipt and sufficiency of which is hereby acknowledged, I, James Thomas Reeves, have bargained and sold and by this instrument do transfer and convey to Jenell Burns, for and during her natural life, a certain tract or parcel of land in the 13th Civil District of Davidson County, Tennessee, described as follows, to wit:

> beginning at a point in the center of Old Hydes Ferry Pike at the southwest corner of a garden; thence with the center of the said pike south 82½° west 100 feet to a point, and south 85° west 50 feet to a point in the said pike; thence north 11° west 91 feet to a stake in the Illinois Central Railway right-of-way south boundary line; thence with the south boundary line of the said right-of-way north about 80° east 150 feet to a stake in the south boundary of the said right-of-way; and down a hill by the end of the garden south 11° east 90½ feet to the beginning, containing three-tenths acre more or less;
>
> land on Old Hydes Ferry Pike, 465 X 76 X IR Field Book No. 13D 44050;
>
> being the same property conveyed to James Thomas Reeves from Wilmoth O. Holley and wife Louise Holley by deed dated April 3rd, 1981, and recorded at page 405 of Book 5751 in the Register's office of Davidson County, Tennessee;

to have and to hold the said land, with the appurtenances, estate, title, and interests thereto belonging to the said Jenell Burns for and during her natural life.

And I do covenant with the said Jenell Burns that I am lawfully seized and possessed of the said land in fee simple, that I have good right to convey it, and that it is unencumbered. And I do further covenant and bind myself, and my heirs and representatives, to warrant and defend the title to the said land to the said Jenell Burns against the lawful claims of all persons whomsoever for and during her natural life.

Witness my signature this November 4th, 1982.

James Thomas Reeves

THIS INSTRUMENT
WAS PREPARED BY
W. R. BAKER
ATTORNEY AT LAW
BOX 265
ASHLAND CITY
TENNESSEE 37015

State of Tennessee §
Cheatham County §

James Thomas Reeves, who is referred to in the foregoing deed and with whom I am personally acquainted, personally

appeared before me, a Notary Public at large for the State of Tennessee, and on oath acknowledged that he executed the foregoing deed for the purposes stated in it.

Witness my signature and official seal at Ashland City, this November 4th, 1982.

Notary Public

My commission expires: April 6th 1986

State of Tennessee §
Cheatham County §

James Thomas Reeves, who is referred to in the foregoing deed and with whom I am personally acquainted, personally appeared before me, a Notary Public at large for the State of Tennessee, and swore that he is the owner of the remainder interest referred to in the foregoing deed, that as of this date the total value of the remainder interest held by him under the foregoing deed is $1061.48, and that this value has been calculated by direct reference to the Actuaries' Combined Experience Table of Mortality found in Volume 16 of the Tennessee Code Annotated. The factors used in determining the value of the remainder are: 1. total value of the land: $3,500.00; 2. age of the younger of the persons conveying the property at the date of the recording of the deed: 34; 3. applicable mortality-index number: 11.612; 4. value of the life estate: $2,438.52; and 5. value of the remainder: $1061.48

Sworn to and subscribed before me this November 4th, 1982.

Notary Public

My commission expires: April 6th 1986

RUSH

87354

IDENTIFICATION REFERENCE

MAR 31 12 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Map 68
Parcels 16 and 17

Owner & tax Bills:

JAMES T. REEVES
Rt. 3 - OLD HYDES FERRY PK.
NASH TN 37218

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

RECEIVED OF _____

FOR _____

BOOK 6816 PAGE 763

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
			1061.48- CAMT. 2.86 CSTAX .50 PRFEE 6.00 WDE'D CASH 3.36- B143A03/31/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87354

IDENTIFICATION REFERENCE

MAR 31 12 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232344