Map 164
Parcel 167

This instrument prepared by:
Winston S. Evans,
Attorney at Law
1800 Third National Bank Bldg.
P. O. Box 2808
Nashville, Tennessee 37219
(615) 244-1440

DEED TO LIFE ESTATE IN LAND

This deed made and entered into this 9th day of May, 1986, by and between Bertha Elizabeth McClain ["Grantor"] and her daughter, Joan McClain Roberts ["Grantee"] in consideration of the premises recited herein, love and affection and other good and valuable consideration, the receipt of which is acknowledged.

WHEREAS, Grantor was married to Harrison D. McClain prior to August of 1944 and remained married to him until the time of his death; and,

WHEREAS, Harrison D. McClain died intestate so that all of his property passed to Grantor by intestate succession; and

WHEREAS, Grantor and Harrison D. McClain did acquire by various deeds approximately 21 acres of land on Pin Hook Road in Antioch, Tennessee, which deeds are more fully set forth below; and

WHEREAS, Grantor continues to reside on a portion of said real property consisting of approximately 2.13 acres of land and a dwelling house; and

WHEREAS, Grantee has cared for Grantor and has agreed to continue to care for Grantor so long as she shall live; and

WHEREAS, Grantor is willing for Grantee to continue to reside with her during the life of Grantor;

NOW, THEREFORE, Grantor has bargained and sold and by these presents does bargain, sell, and convey unto Grantee and her assigns, for and during the life of Grantee that certain tract or parcel of land which is the residence of grantor located at 3830 Pin Hook Road in Antioch, Tennessee, and lying and being in the Second Civil District of Davidson County, Tennessee, and more particularly described as follows:

13379
IDENTIFICATION REFERENCE
JUN 23 4 04 PM '86
FELIX Z. DALE, REGISTER
DAVIDSON COUNTY, TN

Being part of the same land conveyed by Charles E. Jones and wife, Ethel Jones, to Harrison D. McClain and wife, Bertha E. McClain, and Andrew W. McClain and William Porter McClain, their sons, as of record in Book 1302, page 128, R.O.D.C. Tennessee, and later the two sons conveying their interest to Harrison D. McClain and his heirs by deed from William Porter McClain, an unmarried man, as of record in Book 1430, page 412, R.O.D.C. Tennessee, and by deed from Andrew Worley McClain and wife, Mattie B. McClain, as of record in Book 1540, page 395, R.O.D.C. Tennessee. Said property consists of 2.13 acres, more or less and is improved property.

The life estate conveyed hereby shall be limited to the extent necessary to allow Grantor to continue to reside in her dwelling with Grantee so long as Grantor shall live.

To have and to hold said lands and premises, together with all privileges and appurtenances thereunto belonging to her, the said Grantee and her assigns for and during the natural life of Grantee, but no longer.

In testimony whereof, Grantor has hereunto set her signature the day and year first above written.

Bertha Elizabeth McClain

BERTHA ELIZABETH McCLAIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 1986, before me, the undersigned officer, personally appeared Bertha Elizabeth McClain, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

Harrison D. McClain

NOTARY PUBLIC

My Commission Expires: Oct. 21, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is love and affection and certain other consideration as set forth in the foregoing deed.

AFFIANT

Sworn to and subscribed before me this 3 day of June, 1986.

NOTARY PUBLIC AT LARGE

Harrison D. McClain

NOTARY PUBLIC

My Commission Expires: Oct 21, 1988