Williamson County

BOOK 7408 PAGE 620

WARRANTY DEED (LIFE ESTATE RESERVED)

FROM: Vera B. Austin, a widow

TO: Dorothy D. Hines

mail

THIS INSTRUMENT PREPARED BY:
JAMES W. PARNELL, Attorney
Suite 200, 130 4th Ave., S.
Franklin, TN 37064
(615) 794-1333

Address New Owner(s) as Follows: Send Tax Bills To: Map Parcel Nos.:

Mrs. Dorothy D. Hines
1208 Knox Valley Drive
Brentwood, TN 37027

Same

Map 35B Group B Par. 17

Field Book Nos.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $22,000.00

Dorothy D. Hines
AFFIANT

SUBSCRIBED AND SWORN TO before me, this the 17th day of November 1987.

Karen Kay Bohannon
NOTARY PUBLIC

KAREN KAY BOHANNON NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

My Commission Expires: January 27, 1991

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Vera B. Austin, a widow, has bargained and sold, and by these presents does transfer and convey unto the said Dorothy D. Hines, her heirs, successors, and assigns, but subject to a Life Estate retained by the Grantor, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly 55 feet of lot No. 217 on the map of the Belmont Land Company's Subdivision of Belmont Heights, as of record in Book No. 421, page 34, in the Register's Office for said County.

Said easterly 55 feet of lot No. 217 fronts 55 feet on the northerly side of Beechwood Avenue, and runs back between lines 185.1 feet on its easterly line and 183.9 feet, more or less, on its westerly line to an alley and shows 55 feet on said alley.

Being the same property conveyed to Rankin A. Austin and wife, Vera B. Austin by deed from Mattie May Austin, a widow, of record in Book 4258, page 530, said Register's Office. Rankin A. Austin has since died.

11/20 15:15 CHECK

0516

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dorothy D. Hines, her heirs, successors, and assigns, forever.

And Vera B. Austin, a widow, does covenant with the said Dorothy D. Hines, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as follows:

1) Subject to the 1987 Metro Property taxes which are due but unpaid.

2) Subject to two Deeds of Trust executed by Grantor to Harl Rose, Trustee of record in Book 7202, page 485, and Book 7299, page 783, Register's Office of Davidson County, Tennessee.

And Vera B. Austin, a widow, does further covenant and bind herself, her heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Dorothy D. Hines, her heirs, successors, and assigns against the lawful claims of all persons whomsoever.

But the Grantor, Vera B. Austin, reserves for herself, and makes this conveyance subject to a Life Estate in favor of herself, retaining full use and enjoyment of the subject property for so long as she may live.

WITNESS my hand this the 17th day of November, 1987.

Vera B. Austin

Vera B. Austin, a widow

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Vera B. Austin, a widow, with whom I am personally acquainted, and who acknowledged that such named person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 1987.

Karen Kay Bohannon

NOTARY PUBLIC

My Commission Expires January 27, 1991

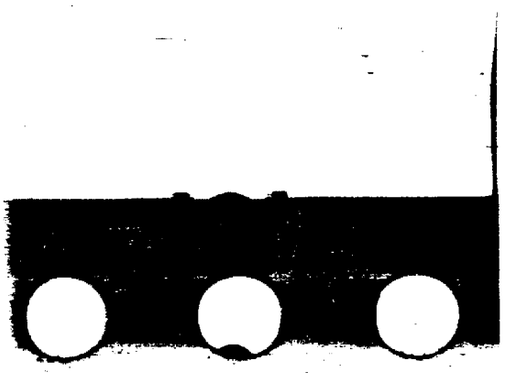
KAREN KAY BOHANNON NOTARY PUBLIC

8441

IDENTIFICATION

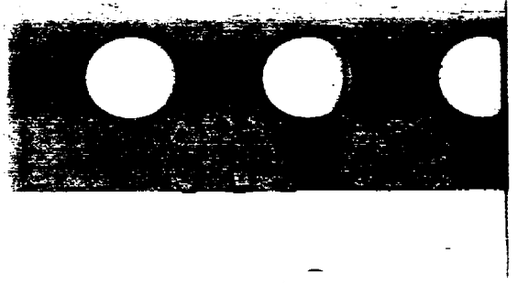
Nov 20 1:47 PM '87

DAVIDSON COUNTY, TN









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7408 PAGE 622

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

2200.00- CAMT.
61.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 68.10-
4816A11/20/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 4 0 1.

IDENTIFICATION REFERENCE

Nov 20 1 40 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37954