015-00-063

THIS DEED OF CONVEYANCE, executed and delivered by JOHN S. MCLEOD, hereinafter called the Grantor, to MARY LOU LEVER MCLEOD, hereinafter called the Grantee; BOOK 7804 PAGE 603

WITNESSETH: THAT, for the consideration of Ten ($10.00) Dollars cash and other valuable consideration, receipt of which is hereby acknowledged, I, the said Grantor have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said Grantee, survivor and assigns, certain tracts or parcels of land situate in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1: Starting at a point in the center line of Morgan Road, said point being the northeast corner of a 17 acre tract of land conveyed to A. D. Kerr, Trustee, by deed from Henry Marshall and wife, Effie Marshall, as of record in Book 2453, Page 325, said Register's Office at Nashville, and running thence with the center line of Morgan Road North 87 degrees 30' West 88.24 feet to the point of beginning of the hereinafter described tract of land; thence South 2 degrees 30' West 278 feet to an iron pin; thence North 87 degrees 30' West 88.24 feet to an iron pin; thence North 2 degrees 30' East 278 feet to a point in the center of Morgan Road; thence with the center of Morgan Road South 87 degrees 30' East 88.24 feet to the point of beginning, and being Tract No. 5 of an unrecorded survey dated April 28, 1956, by Richard Omohundro, Surveyor.

TRACT NO. 2: Starting at a point in the center line of Morgan Road, said point being the northeast corner of a 17 acre tract of land conveyed to A. D. Kerr, Trustee, by deed from Henry Marshall and wife, Effie Marshall, as of record in Book 2453, page 225, said Register's Office at Nashville, and running thence with the center line of Morgan Road North 87 degrees 30' West 176.48 feet to a point in center of said road, the same being the point of beginning of the hereinafter described tract of land; thence South 2 degrees 30' West 278 feet to a point; North 87 degrees 30' West 88.24 feet to an iron pin; thence North 2 degrees 30' East 278 feet to a point in the center of Morgan Road; thence with the center of Morgan Road South 87 degrees 30' East 88.24 feet to the point of beginning, being Tract No. 4 of an unrecorded survey dated April 28, 1956, by Richard Omohundro, Surveyor.

BEING the same property conveyed to John S. McLeod and wife, Pauline Doris McLeod, by deeds from A.D. Kerr, Trustee, of record in Book 2875, Page 613; and Book 3182, Pge 94; Register's Office for Davidson County, Tennessee. Pauline Doris McLeod died intestate, a citizen and resident of Davidson County, Tennessee, the place of her legal residence, on April 29, 1983.

This deed was prepared by
Robert Michael Crawford
Attorney
Springfield, Tennessee

Send Tax Bills to:
Mary L. McLeod
2953 Morgan Road
Joelton, TN 37080

Mortgagee - None

TRACT NO. 3: Being a tract of land located in the 14th Civil District of Davidson County, Tennessee, according to survey by Richard Omohundro, Surveyor, dated April 28, 1956, and more particularly described by metes and bounds as follows:

Starting at a point in the center line of Morgan Road, said point being the northeast corner of a 17 acre tract of land conveyed to A. D. Kerr, Trustee, by deed from Henry Marshall and wife, Effie Marshall, as of record in Book 2453, Page 225, Register's Office Davidson County, Tennessee at Nashville, and running thence with the center line of Morgan Road North 87 degrees 30' West 264.72 feet to a point in the center of said road and being John S. McLeod's northwest corner, thence with John S. McLeod's west boundary line South 2 degrees 30' West 278 feet to an iron pin, the same being John S. McLeod's southwest corner, the point of beginning of the hereinafter described tract of land, thence with John S. McLeod's south property line South 87 degrees 30' East 264.72 feet to an iron pin, thence South 2 degrees 30' West 100 feet to a point, thence North 87 degrees 30' West 264.72 feet to a point, thence North 2 degrees 30' East 100 feet to the point of beginning.

BEING the same property conveyed to John S. McLeod and wife, Pauline Doris McLeod, by Richard B. Omohundro and wife, Joyce N. Omohundro, in a deed appearing of record in Deed Book 4498, Page 523, Registers's Office for Davidson County, Tennessee. Pauline Dorris McLeod died intestate, a citizen and resident of Davidson County, Tennessee, the place of her legal residence, on April 29, 1983.

RESERVATION: The Grantor, JOHN S. MCLEOD, expressly reserves for and to himself a life estate in the real estate above described for as long as he shall live with the right to occupy and use said property as his own during his lifetime.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, survivor and assigns, forever. The Grantor covenants with the Grantee, survivor and assigns: (1) That he is lawfully seized in fee of said premises; (2) That he has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That he will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

DONE, this the 16th day of December, 1988.

John S McLeod

JOHN S. MCLEOD

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN S. MCLEOD, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and seal of office, this 16th day of March 1988.

Robert M. Crisp
NOTARY PUBLIC

My commission expires: 7-26-90

BOOK 7804 PAGE 605

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 74,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Mary Lou Lewis McLeod
AFFIANT

SUBSCRIBED and SWORN to before me, this the 16th day of March 1988.

Robert M. Crisp
~~REGISTER~~ or NOTARY PUBLIC

My commission expires: 7-26-90

20489

IDENTIFICATION REFERENCE

MAR 30 10 50 AM '89

PEGGY Z WILSON TR REGISTER
DAVIDSON COUNTY, TN

RUSH

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