MAP 91-8
PAR. 7

WARRANTY DEED RETAINING LIFE ESTATE

Mail

SEND TAX STATEMENTS TO:
Mary Claire Douglass
834 Clay Street
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Clara Elaine Wallace
P. O. Box 36
Cumberland City, TN 37050

BOOK 8108 PAGE 78

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid to me by **Clara Elaine Wallace**, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mary Claire Stone Douglass, a widow**, have bargained and sold, and by these presents do transfer and convey unto the said **Clara Elaine Wallace**, her heirs and assigns, subject to a life estate for and during my natural life which is hereby reserved, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

> Being the rear part of lots Nos. 23 and 24 in J. C. Owen's Buena Vista Plan of small lots, of record in Book No. 57, page 26 of the Register's Office for said Davidson County, Tennessee.
>
> Said rear parts of said lots 23 and 24 hereby conveyed begins at the Southeasterly corner of said lot No. 24, and on the Northerly margin of Clay Street where it intersects an alley, and runs thence Northerly with the Westerly margin of said alley 95 feet, more or less, to the Southerly margin of Mason's lot; thence with the Southerly margin of said lot. Westerly, 30 feet, more or less, to a stake; thence Southerly along a line parallel to the Westerly margin of said alley, 95 feet, more or less, to the Northerly margin of Clay Street; thence with the Northerly margin of Clay Street, Easterly 30 feet, more or less to the beginning.
>
> This being the same property conveyed to Earl Douglass and wife, Mary Claire Stone Douglass by deed from Willie Douglass, dated June 20, 1963, of record in Book 3577, Page 450 of the Register's Office of Davidson County, Tennessee; the said Earl Douglass is deceased and the property is vested in Mary Claire Stone Douglass as surviving tenant by the entirety.
>
> This property is improved and known as 834 Clay Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the said **Clara Elaine Wallace**, her heirs and assigns, forever, subject to the life estate of Mary Claire Douglass. And I do covenant with the said **Clara Elaine Wallace** that I am lawfully seized and possessed of said land in fee simple; have a good

This Instrument Prepared by:
W. SIDNEY VINSON, III, P.C.
ATTORNEY AT LAW
PUBLIC SQUARE
ERIN, TENNESSEE 37061-0251

right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said **Clara Elaine Wallace**, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of May, 1990.

BOOK 8108 PAGE 79

Mary Claire Stone Douglass

Mary Claire Stone Douglass

STATE OF TENNESSEE)
)
COUNTY OF HOUSTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Claire Stone Douglass, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Erin, Tennessee, this 4th day of May, 1990.

Notary Public

My commission expires: 4/28/93

C:\WP\REALEST\DOUGLASS.WD

I hereby swear of affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $14,660 which amount is equal to or greater than the amount which the property transferred would Command at a fair and voluntary sale.

Mary Claire Douglass
Affiant

Subscribed and sworn to before me this 4th day of May 19 90

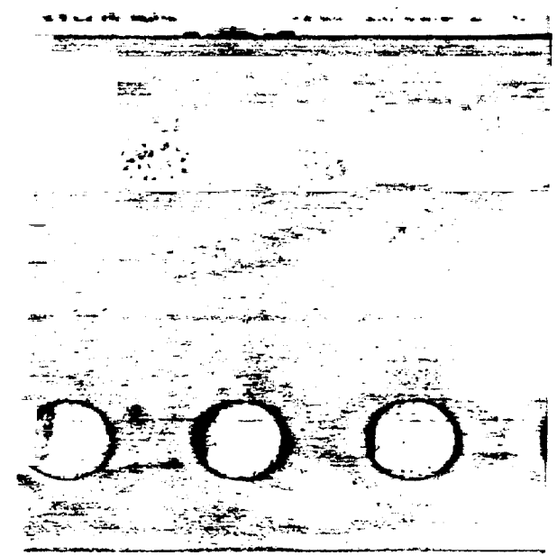
W.L. Sessions
Register (or Notary)

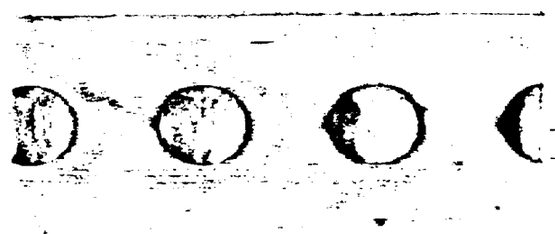
IDENTIFICATION REFERENCE

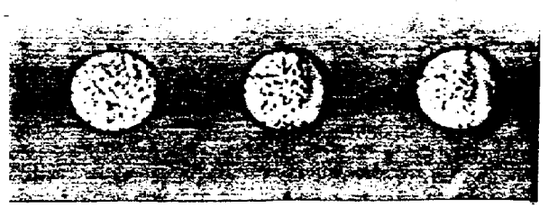
25879

MAY 14 9 23 AM '90

FLOYD WILLIAMS
CHANCERY COURT CLERK







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

RECEIVED OF _____

FOR _____

BOOK 8108 PAGE 80

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

CAMT 14600.00
CON TX 48.18
PRFEE 1.00
WDEED 6.00
TOTAL 55.18
CASH 55.18

05/14/90 01 09:24 0001 1146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25879

IDENTIFICATION REFERENCE

MAY 14 9 23 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 318603