This instrument prepared by:

Gladys K. Daniels

Robert L. Perry, Jr.
BALTHROP AND PERRY
An Association of Attorneys
102 Frey Street, P. O. Box 82
Ashland City, Tennessee 37015

TO:
Dorothy K. Winston
201 Lexington Way
Hermitage, TN 37076

Owner & TAX Bills

Mail

MAP: 64-12-C

PARCEL: 201

DEED OF LIFE ESTATE

For no monetary consideration but in consideration of the simultaneous conveyance of a life estate by Grantee herein to Grantor herein, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, GLADYS K. DANIELS, Grantor herein; do by these presents transfer and convey unto DOROTHY K. WINSTON, Grantee herein, a life estate in and to my undivided one-half interest in the following described property:

> LAND situated in the 2nd Civil District of Davidson County, Tennessee, and being Building Envelope 201 on the Plan of Lexington, a Planned Unit Development of record at Book 6250, page 340 and 341, Register's Office of Davidson County, Tennessee.
>
> AND BEING the same property conveyed to Dorothy K. Winston and Gladys K. Daniels by deed from Lexington, Ltd., a Tennessee Limited Partnership, of record at Book 7427, page 751, Register's Office of Davidson County, Tennessee.
>
> The life estate interest herein granted shall terminate upon either the death of the Grantee or if Grantee moves from the above described premises and no longer resides thereat. This conveyance is also subject to Grantee paying all insurance, property taxes, and maintenance of the premises after Grantor no longer resides thereat.

This conveyance shall be subject to such encumberances, including the lien of the current years property taxes, restrictions and other matters as affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 23rd day of ~~May~~ September, ~~1989.~~ 1991.

Gladys K. Daniels
GLADYS K. DANIELS

5.1089

IDENTIFICATION REFERENCED

OCT 1 1 1 32 PM '91

FILED & RECORDED
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, GLADYS K. DANIELS, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS MY HAND, at office, this the 23rd day of ~~May, 1989.~~ September, 1991 D.C.

Pauline E. Camp
NOTARY PUBLIC

My Commission Expires: 01-16-95

AFFIDAVIT

CONVEYANCE OF LIFE ESTATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, duly commissioned and qualified, DOROTHY K. WINSTON, who, having been first duly sworn, made oath that she is the grantee of the property described in the attached deed; that, as of the date hereof, the total value of the life estate conveyed to her by said deed is the sum of $29,359.80; that the undersigned grantee arrived at the above-stated value by direct reference to the Annuity Valuation Table found in Volume 16 of the Tennessee Code Annotated, more specifically, the table entitled Actuaries' Combined Experience Table of Mortality.

The factors used in determining the value of the life estate were as follows:

1. Total value of property: $180,000.00
   value of 1/2 in which estate is granted: $90,000.00
2. Grantee's age at date of recording: 71
3. Applicable per cent: 6%
4. Applicable mortality index number: 5.437 (found in column headed 6%, the line directly across from age 71)

Computation - $90,000.00 x 6% x 5.437 = $29,359.80 (Value of life estate)

Dorothy K. Winston
DOROTHY K. WINSTON

Sworn to and subscribed before me this the 23rd day of ~~May, 1989.~~ September 1991 D.C.

Pauline E. Camp
NOTARY PUBLIC

My Commission Expires: 01-16-95

90005 10/01 0101 03 CHECK 115.78



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

RECEIVED OF _____

FOR _____

BOOK 8454 PAGE 318

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 29359.80
				CON TX 108.78
				PRFEE 1.00
				MDEED 6.00
				TOTAL 115.78
				CHECK 115.78
10/01/91		01		13:33 0001 9095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.1089.

IDENTIFT REFERENCE

OCT 1 1 32 PM '91

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

No. 463922