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

WARRANTY DEED RETAINING LIFE ESTATE

MAP 102-14
GROUP
PARCEL 26

ADDRESS OF NEW OWNERS:
SEND TAX STATEMENTS TO:
Virginia W. Rye and
Truman S. Wrenne, Jr.
Route 1 Box 464A
Erin, TN 37061

mail

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid to me by **Virginia W. Rye and Truman S. Wrenne, Jr.**, the receipt of which is hereby acknowledged, I, **MARGARET WRENNE**, a widow, have bargained and sold, and by these presents do transfer and convey unto the said **VIRGINIA W. RYE and TRUMAN S. WRENNE, JR., as equal tenants in common**, their heirs and assigns, subject to an 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:

BOOK 9004 PAGE 585

Being Lot No. 291 on the Plan of Brook Meade, Section VIII, as of record in book 2900, page 134, Register's Office for said County described as follows:

BEGINNING at a point in the northerly margin of Bresslyn Road, the corner of Lot Nos. 291 and 292; thence with the line between said lots, northwardly 243.9 feet to a concrete monument at the rear corners of said lots; thence with the north line of said Lot 291, southeastwardly 225.0 feet to a concrete monument in the westerly margin of Adkisson Lane; thence with the margin of the same, southwestwardly 179.8 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve, southwestwardly 37.3 feet to a concrete monument in the northerly margin of Bresslyn Road; thence with the margin of said Bresslyn Road, northwestwardly 144 feet to the point of beginning.

This being the same land conveyed to Truman S. Wrenne and wife, Margaret Wrenne by deed from Patrick J. Riley and wife, Pauline W. Riley, dated October 20, 1967, of record in Book 4183, Page 246, of the Register's Office of Davidson County, Tennessee. The said Truman S. Wrenne being deceased, the property was vested in Margaret Wrenne as surviving tenant by the entirety.

This legal description obtained from previous deed of record.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the said **Virginia W. Rye and Truman S. Wrenne, Jr.**, their

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

93 JUL -6 AM 10:38
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

037746 0091 03CHECK 427.17

IDENTIF. & REFERENCE

37741

CONVEYANCE OF REMAINDER

STATE OF TENNESSEE)
)
COUNTY OF ~~HOUSTON~~ DAVIDSON)

Personally appeared before me, the undersigned authority, duly commissioned and qualified, Margaret Wrenne, who, having been first duly sworn, made oath that she is the grantor of the property described in the attached Warranty Deed; that, as of the date hereof, the total value of the remainder conveyed by her by said warranty deed is the sum of $111,939.12; that the undersigned grantee arrived at the above-stated value by direct reference to the Annuity Valuation Table found in Volume 13 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 remainder were as follows:

BOOK 9004 PAGE 586

1. Total value of property: $145,300.00
2. Grantor's age at date of recording: 72
3. Applicable per cent: 4%.
4. Applicable mortality index number: 5.740 (found in column headed 4%, the line directly across from age 72.)

Computation- $145,300.00 X 4% X 5.740 = $33,360.88

Total Value	$145,300.00
Less: Value of Life Estate	$ 33,360.88
Value of Remainder	$111,939.12

Margaret Wrenne
Life Tenant (Grantor)

Sworn to and subscribed before me this 25th day of May, 1993.

Notary Public

My commission expires:

My Commission Expires JULY 22, 1995

Wrenne.AFF

heirs and assigns, forever, except as to the reservation of the life estate as above set forth. And I do covenant with the said Virginia W. Rye and Truman S. Wrenne, Jr. that I am lawfully seized and possessed of said land in fee simple; have a good 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 Virginia W. Rye and Truman S. Wrenne, Jr., their heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 9004 PAGE 587

WITNESS my hand this 25th day of May, 1993.

Margaret Wrenne

Margaret Wrenne

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Wrenne, 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 Nashville, Tennessee, this 25th day of May, 1993.

Joyce R. Payne

Notary Public

JOYCE R. PAYNE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires JULY 22, 1995

This deed prepared without the benefit of a title examination.

Wrenne.RLE

STATE OF TENNESSEE)
COUNTY OF HOUSTON)

The actual consideration or value, whichever is greater, for this transfer is $111,939.12

Virginia W. Rye

Affiant

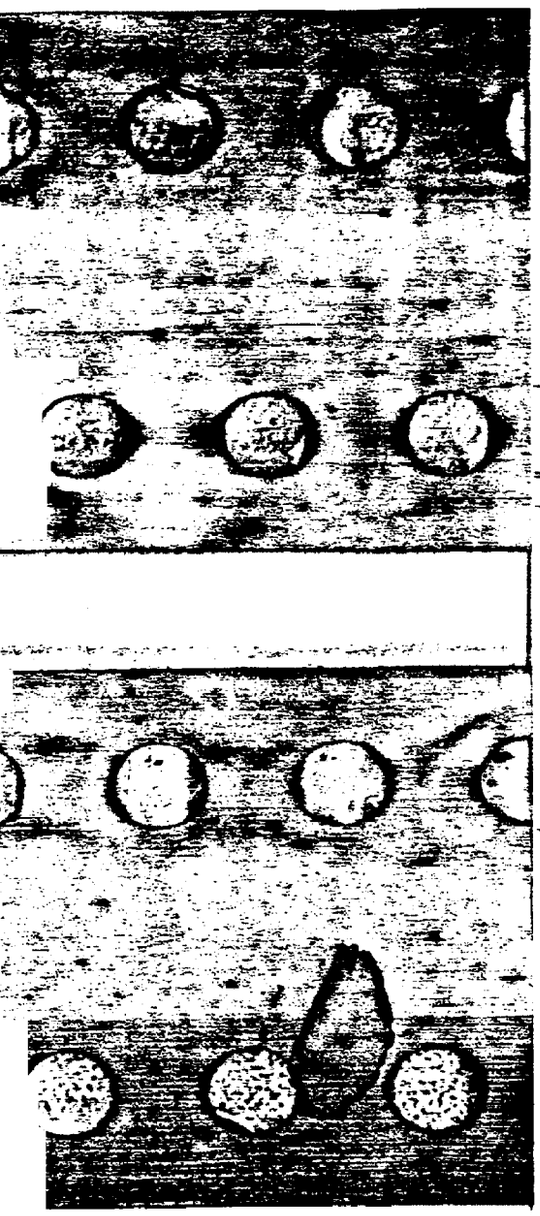
Subscribed and sworn to before me this the 30TH day of JUNE, 1993

Betty H. Smith

Notary Public

My commission expires: April 1, 1996

NOTARY PUBLIC AT LARGE STATE OF TENN.



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

RECEIVED OF _____

FOR _____

BOOK 9004 PAGE 588

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 111939.12
CON TX 414.17
PRFEE 1.00
WDEED 12.00
TOTAL 427.17
CHECK 427.17

07/06/93 01 10:39 0001 0289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37741
IDENTIF. ↑ REFERENCE

93 JUL -6 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 670752