BOOK 9618PG233

WARRANTY DEED

MAP 102-14
GROUP
PARCEL 26

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

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.**, their heirs and assigns, my life estate, being all of my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

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. Also being the same land in which the remainder interest was conveyed to Virginia W. Rye and Truman S. Wrenne, Jr. by deed from Margaret Wrenne, dated MAY 25th, 1993, of record in Book 9004, Page 585 of the Register's Office of Davidson County, Tennessee.

This legal description obtained from previous deed of record.

It is the intention of this conveyance that the life estate merge with the remainder interest previously conveyed to the Grantees to vest fee simple title in the Grantees.

✓ This property is improved.

____ This property is unimproved.

TO HAVE AND TO HOLD said life estate in 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 heirs and assigns, forever. And I do covenant with the said Virginia W. Rye and Truman S. Wrenne, Jr. that I am lawfully seized and possessed of a life estate in said land; 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 life estate in 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.

WITNESS my hand this 4TH day of March, 1995.

Margaret Wrenne
Margaret Wrenne

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9618 PG 234

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Margaret Wrenne, the 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 and official seal, at NASHVILLE, Tennessee, this 4TH day of March, 1995.

Betty H. Smith
Notary Public

My commission expires: APRIL 1, 1996

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This deed prepared without the benefit of a title examination.

30,139.41

Carolyn

4TH March 95

Betty H. Smith

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

CONVEYANCE OF LIFE ESTATE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9618 PG 235

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 life estate conveyed by her by said warranty deed is the sum of $30,129.41; that the undersigned grantor 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 life estate were as follows:

1. Total value of property: $145,300.00
2. Grantor's age at date of recording: 74.
3. Applicable per cent: 4%.
4. Applicable mortality index number: 5.184 (found in column headed 4%, the line directly across form age 74.)

Computation- $145,300.00 X 4% X 5.184 = $30,129.41.

Value of Life Estate $30,129.41

Margaret Wrenne
Life Tenant (Grantor)

Sworn to and subscribed before me this 4TH day of March, 1995.

My commission expires: APRIL 1, 1996

Betty H. Smith
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

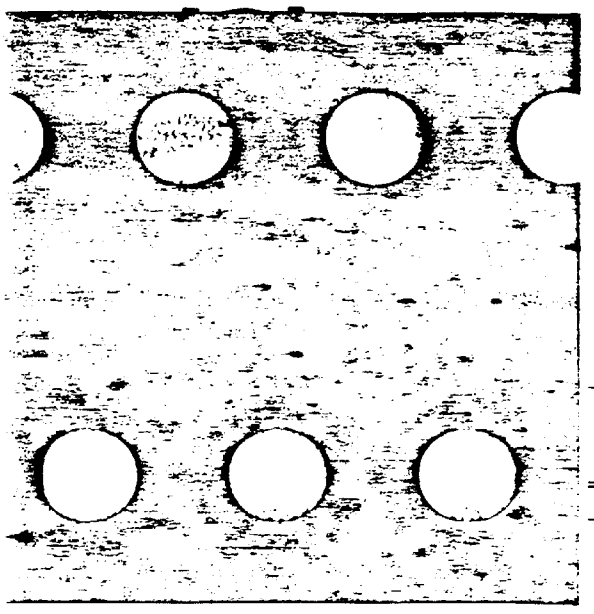
95 MAR 14 AM 11:18

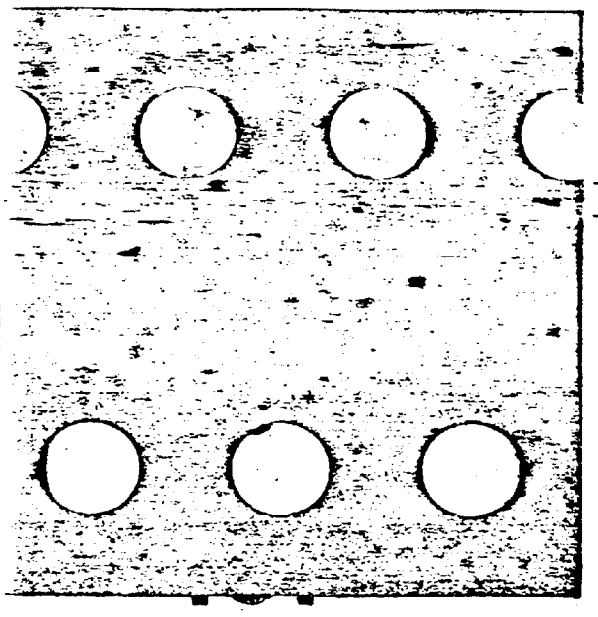
DAVIDSON CO. TN.

IDENTIFICATION REFERENCE

4,1876

1995 MAR 14 0201 03CHECK 124.37





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9618 PG 236

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 30129.41
CON TX 111.37
PRFEE 1.00
WDEED 12.00
TOTAL 124.37
CHECK 124.37

03/14/95 01 11:19 0001 0200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41876
IDENTIF. & REFERENCE

95 MAR 14 AM 11: [illegible]

FELIX Z. WILSON, II [illegible]
DAVIDSON COUNTY, TN

No. 889801