BOOK 10303 PG 572

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dora Ann Cagle, et al 302 Airport Road Portland, TN 37148	Martha Johanna Lokey 3430 Brick Church Pike Nashville, TN 37207	Map 50 Parcel 14 12D-71860

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARTHA JOHANNA LOKEY, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto DORA ANN CAGLE and ETHEL MARIE WATTS, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", the heirs of the survivor of them or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, subject to a life estate retained by the GRANTOR, MARTHA JOHANNA LOKEY, and granted to JOHNNIE DEAN LOKEY, SR., as hereinbelow set forth, said property being more specifically and particularly described as follows, to-wit:

LAND in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described according to a survey made by N.G. Jenkins, Surveyor, September 24, 1958, as follows:

BEGINNING on the westerly margin of Brick Church Pike 528.5 feet, more or less, north of the northeast corner of property conveyed to U.O. Wells and wife, by deed from E.D. Wells and wife, of record in Book 2635, page 587, Register's Office for said County; thence North 49 deg. 57' West 180 feet, more or less, to an iron pin; thence North 30 deg. 59' East 244.4 feet to a stake, North 53 deg. 39' East 171.8 feet to a stake; thence North 56 deg. 14' East 154 feet to a hackberry tree, South 43 deg. 51' East 13.8 feet to the westerly margin of Brick Church Pike; thence with same, South 28 deg. 23' West 188.5 feet, South 29 deg. 23' West 188.5 feet, South 30 deg. 23' West 188.5 feet, more or less, to the point of beginning.

BEING the same property conveyed to Johnnie Burton Lokey and wife, Martha Johanna Lokey, by deed from G.O. Hudson and wife, Nell Hudson, of record in Book 1187, page 355, Register's Office for Davidson County, Tennessee. The said Johnnie Burton Lokey died on July 10, 1995 at the age of 87 years, at which time the said property became vested in Martha Johanna Lokey, as surviving tenant by the entirety.

The legal description, as hereinabove set forth, is the same as that contained in the previous deed of record.

The mailing address for the said property is 3430 Brick Church Pike, Nashville, TN 37207.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining, subject to the life estates retained as conveyed herein and not as tenants in common--that is, in the event of the death of either of them, the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's personal representative, heirs or estate.

LIFE ESTATE: The GRANTOR, MARTHA JOHANNA LOKEY, hereby retains for herself and conveys unto JOHNNIE DEAN LOKEY, SR. a life estate in and to the real property, as above described, subject to the following:

1. The life estate reserved for each life tenant shall terminate and be of no further force or effect, whatsoever, upon the death of that life tenant or in the event that life tenant establishes his or her residence elsewhere, or in the event that life tenant ceases to actually reside on the property and use the same as his or her homeplace for a period of six (6) consecutive months. Notwithstanding, the life estates created herein shall not completely terminate, except upon the termination of both life tenants.

2. The life tenants shall be responsible for all upkeep, maintenance, taxes and insurance on the property until such time as both life estates are terminated.

3. The life tenants shall maintain the said property in the same condition that the property is in on the date of this deed, throughout the term of their respective life tenancies.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the taxable year 1996, which are a lien, but not yet due and payable, and which will be paid in full by the GRANTOR, when due.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 27th day of December, 1996.

"GRANTOR"

Martha Johanna Lokey
MARTHA JOHANNA LOKEY

"GRANTEES"

Dora Ann Cagle
DORA ANN CAGLE

Ethel Marie Watts
ETHEL MARIE WATTS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA JOHANNA LOKEY, DORA ANN CAGLE and ETHEL MARIE WATTS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27th day of December, 1996.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Dora Ann Cagle
Affiant

Sworn to and subscribed before me, this the 27th day of December, 1996.

NOTARY PUBLIC

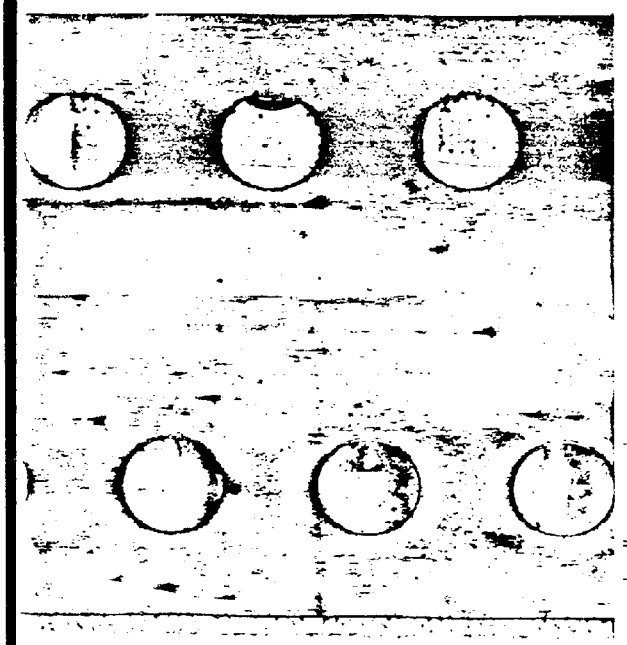
HOMER R. AYERS
NOTARY PUBLIC AT LARGE
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SEPTEMBER 17, 1997

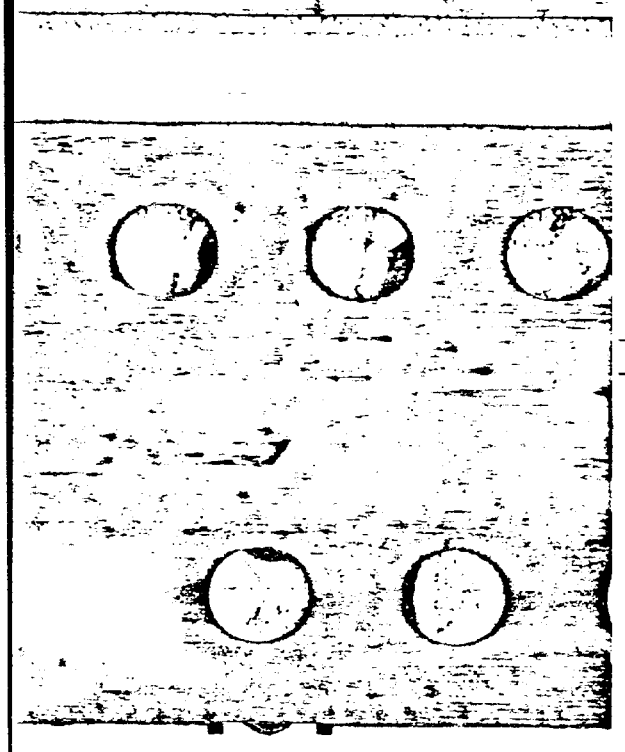
0259669
IDENTIFICATION

96 DEC 30 AM 10:02

DAVIDSON COUNTY, TN.

RECORDED TOTE 08.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10303 PG 575

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	12.00
TOTAL	161.00
CHECK	161.00

12/30/96 01 10:04 0001 9975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259669

IDENTIFICATION REFERENCE

96 DEC 30 AM 10: 02

DAVIDSON COUNTY, TN.

No. 1102531