THIS INSTRUMENT PREPARED BY:

Mail

PAUL BENNETT SEUSY
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 5th day of Jan., 1998.

NOTARY PUBLIC

My Commission Expires: 5-25-2001

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Karen Aday Timothy Aday Joseph Aday c/o Karen Aday 425 Village Green Nashville, TN 37217	SAME	108-3 0A-40-00

DEED OR GRANT OF DETERMINABLE LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS that Karen Aday, Joseph Aday, and Timothy Aday, the children and sole heirs at law of Benford Lee Aday, deceased,and believing themselves to be the sole and joint owners by inheritance of the real property described herein, as evidenced by the Order of Administration issued from the Davidson County Probate Court in case number 97-P-853, hereby grant an estate in the real property named herein to Ruth Aday for her life, for so long as she shall pay property taxes and the remainder of all mortgage payments on said property. This life estate is meant to be determinable, and shall automatically terminate upon the occurrence of one or more of the following conditions:

1) The death of Ruth Aday;

2) The failure of Ruth Aday to pay property taxes;

or

3) The failure of Ruth Aday to make timely mortgage payments on the property.

Joseph Aday
JOSEPH ADAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Aday, the grantor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18 day of Sept, 1997.

Susan White
NOTARY PUBLIC My Commission Expires July 28, 2001

MY COMMISSION EXPIRES: _____

Timothy L. Aday
TIMOTHY L. ADAY

STATE OF TEXAS)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy L. Aday, the grantor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Richardson, Texas, this 11th day of October, 1997.

LISA JOHNSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-23-2001

Lisa Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-23-2001

The property which is the subject of this grant is described as follows:

A Certain Condominium Unit and Lot in Davidson County, Tennessee, which is Lot No. 24, Unit No. 40, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, as of record in Plat Book 5200, Page 495, located in the Register of Deeds office for Davidson County, Tennessee.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Tennessee Code Annotated §66-27-101 et seq. and the By-Laws of the administration thereof; all restrictions, easements, rights and interest, etc. of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5970, page 829, and re-recorded in Book 6014, page 978, of the Register of Deeds office for Davidson County, Tennessee.

BEING the same property conveyed by Ruth Aday to Benford Aday as of record in Book 10755, Page 318, of the Register of Deeds for Davidson County, Tennessee.

This instrument and the interest herein granted are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS the hand of the grantors, on this the 17th day of Dec, 1997

Karen Aday
KAREN ADAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Aday, the grantor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of Dec, 1997

Rosemary Newman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/22/98

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98 JAN 12 PM 2:43
PELIA B. HOLLIS REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 013894.03