BOOK 10855 PG 284

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Ct., Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
TRUSTEES OF CITY ROAD CHAPEL UNITED METHODIST CHURCH 701 Gallatin Rd. South Madison, Tenn. 37115	Exempt	51-4-116

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **PEARL MARRS**, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **TRUSTEES OF CITY ROAD CHAPEL UNITED METHODIST CHURCH**, hereinafter referred to as Grantees, their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the South part of Lot No. 12 of Block "G" on the Plan of the Revised Plan of Power & Roth's Madison Park Subdivision, of record in Book 843, Page 7, said Register's Office.

SAID part of Lot No. 12 fronts 70 feet on the southerly side of Neely's Bend Road, as widened, and runs back between parallel lines along the Easterly margin of Argyle Avenue 192 feet, more or less, to a dead line.

BEING the same property conveyed to Eugene L. Marrs and wife, Pearl Marrs, by deed of record in Book 6630, Page 278, Register's Office for Davidson County, Tennessee. Pearl Marrs is the sole owner of the subject property following the death of Eugene L. Marrs.

This is improved property known as 202 Neelys Bend Road, Madison, Davidson County, Tennessee 37115.

LIFE ESTATE: Said property is conveyed subject to a life estate to the Grantor, who shall have the right to occupy said property for her lifetime, provided the Grantor shall maintain the property, keep insurance on the Grantor's contents, pay all utilities, and live on the premises. Grantee shall maintain fire, liability and extended coverage insurance on the premises. Failure to maintain, provide insurance, pay utilities or live on the premises shall create a conclusive presumption that the premises have been abandoned by Grantor and the life estate shall terminate. Absence from the property for a continuous period of ninety (90) days shall constitute an abandonment. Grantee shall have no obligation to maintain the property during Grantor's life estate.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said **TRUSTEES OF CITY ROAD CHAPEL UNITED METHODIST CHURCH**, their successors and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the Plan of record in Book 843, Page 7, said Register's Office. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said **TRUSTEES OF CITY ROAD CHAPEL UNITED METHODIST CHURCH**, their successors and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 26 day of March, 1998.

Pearl Marrs
PEARL MARRS

1053 03/26 0101 03CHECK 323.50

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, PEARL MARRS, 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 foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 26 day of March, 1998.

NOTARY PUBLIC

My Comm. Expires: 10/12/98

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $85,000.00.

Pearl Marrs

Sworn to and subscribed before me on this the 26 day of March, 1998.

NOTARY PUBLIC

My Comm. Expires: 10/12/98

realprop\marrs.dee

FELIX Z. WILSCHLL REGISTER
DAVIDSON COUNTY, TN.
98 MAR 26 PM 12:15
04 17059
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
TOTAL	323.50
CHECK	323.50

03/26/98 01 12:15 0001 1053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE
0417059

98 MAR 26 PM 12:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271344