BOOK 10858 PG 403

State of Tennessee)
County of _____)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,300.00.

Steve Douglas Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 1998.

Kimberly Sato
~~Notary Public~~ Deputy Register
~~My Commission Expires:~~ _____

THIS INSTRUMENT PREPARED BY:
Steve D. Gibson • Nippert & Nippert • Attorneys at Law
112 South Main • Ashland City, Tennessee • 37015 • (615) 792-1269

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Sarah F. Johns 700 Carmel Avenue Madison, Tennessee 37115	SAME	052-02-0 098.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), and other good and valuable consideration, each to the other received, we, **JAMES R. SMITH** and **IVY R. SMITH**, hereinafter the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **SARAH F. JOHNS**, a widow, hereinafter called the **GRANTEE**, for life, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 30.0 feet of Lot No. 21 and the westerly 30.0 feet of Lot No. 22, Block "C" on the Revised Map of Rainbow Terrace subdivision, of record in Book 1130, page 85, Register's Office for said County,

Said parts of said lots adjoin and front together 60.0 feet on the southerly side of Carmel Avenue and run back between parallel lines 145.0 feet to a dead line.

Being the same property conveyed to James R. Smith and Ivy R. Smith by Quitclaim Deed from Sarah F. Johns, a widow, of record in Book 10595, page 776, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land for and during her natural life; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the life estate to the said land to the said Grantee, against the lawful claims of all persons whomsoever.

WITNESS our hands this 23d day of March, 1998.

James R. Smith
JAMES R. SMITH

Ivy R. Smith
IVY R. SMITH

041753
IDENTIF. & REFERENCE

98 MAR 30 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2005 03/30 0101 CHECK 150.7

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, Kathy H. Whisenant, a Notary Public in and for said County and State, the within named **JAMES R. SMITH**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained Witness my hand and official seal at Ashland City, Tennessee, this 23rd day of March, 1998.

Kathy H. Whisenant
Notary Public

My Commission Expires: July 22, 2000

DAVIDSON COUNTY
KATHY H. WHISENANT
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Kathy H. Whisenant, a Notary Public in and for said County and State, the within named **IVY R. SMITH**, the 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 Nashville, Tennessee, this 23rd day of March, 1998.

Kathy H. Whisenant
Notary Public

My Commission Expires: July 22, 2000

DAVIDSON COUNTY
KATHY H. WHISENANT
NOTARY PUBLIC AT LARGE

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

RECEIVED OF _____

FOR _____

BOOK 10858 : 405

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 38300.00
CON TX 141.71
PRFEE 1.00
WDEED 8.00
TOTAL 150.71
CHECK 150.71

03/30/98 01 09:00 0001 2005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0417953
IDENTIF. ↑ REFERENCE

98 MAR 30 AM 9:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272279