This Instrument Prepared By:
Timothy L. Takacs, Attorney at Law
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

This area is intended for use by the Register of Deeds

Davidson County DEEDWARR
Recvd: 01/22/01 13:31 2pgs
Fees:11.00 Taxes:233.10
20010122-0006413

Address New Owner(s)
Mattie B. Adcock
Name
c/o Shirley Piper
3939 Glen Echo Lake Road
Street Address
Ashland City, Tennessee 37015
City, State, Zip

Send Tax Bills To
Same
Name

Street Address

City, State, Zip

Map-Parcel No.
146-16-0-118.0

Warranty Deed (Creating Life Estate)

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shirley Ann Adcock Piper, Grantor, hereby transfers and conveys to Mattie B. Piper, Grantee, her heirs and assigns, a life estate in a certain tract or parcel of land located in Davidson County, Tennessee to-wit:

BEING Lot No. 48 on the Map of Brentwood Hall, Section 3, as of record in Book 2133, Page 14, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 77 feet on the southerly margin of Landon Drive, and runs back between lines measuring 200.9 feet on the easterly line and 199.5 feet on the westerly line to a dead line in the rear measuring 77.0 feet thereon.

Being the same property conveyed to Andrew G. Adcock and wife, Mattie D. Adock, by deed from William T. Jennings and wife, Mary Katherine Jennings, of record in Book 4017, Page 709, dated May 11, 1966, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 4944, Page 62, dated August 21, 1975, the subject property was conveyed to Andrew G. Adcock, Mattie B. Adcock and Shirley Ann Adcock Piper, as joint tenants with the right of survivorship. By Quitclaim Deed of record in Book 11678, Page 210, dated September 17, 1999, the subject property was conveyed unto Mattie B. Adcock and Shirley Ann Adcock Piper for the purpose of terminating a joint tenancy with right of survivorship and creating a tenancy in common. The said Andrew G. Adcock is deceased, having passed away on May 17, 1997, a resident of Davidson County, Tennessee. By Warranty Deed of record in Book _____, Page _____, dated _____, Mattie B. Adock conveyed her one-half interest to Shirley Ann Adcock Piper. #20010122-0006412

Norman Piper, husband of Shirley Ann Adcock Piper, hereby conveys all rights, claims and interests of every kind, character and description whatsoever which he now has or may acquire in the future by virtue of his marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

This is improved property known as 521 Landon Drive, Nashville, Tennessee.

THE purpose of this deed is to create a life estate in the above property for and during the natural life of the Grantee, with a remainder interest being retained by the Grantor.

And the Grantor does hereby covenant with the Grantees that she is lawfully seized in fee simple of the above described real estate; that she has a good right to sell and convey the same; that the same is unencumbered with the exception of all applicable zoning and building regulations, all visible easements, and restrictions and limitations of record; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) on December 18, 2000.

Shirley Ann Adcock Piper

Norman Piper

State of Tennessee
County Of Sumner

Personally appeared before me, Shirley Ann Adcock Piper and Norman Piper, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the persons who executed the foregoing instrument, and who acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, on December 18, 2000.

Notary Public

My commission expires: Aug. 10, 2004

State Of Tennessee
County Of Sumner

The actual consideration or value whichever is greater, for this transfer is $63,000.00.
Subscribed and sworn to before me, this the 18th day of December, 2000.

Mattie B. Adcock, by Shirley Ann Adcock Piper, as her Attorney-in-Fact

Notary Public

My commission expires: Aug. 10, 2004