Davidson County DEEDWARR
Recvd: 01/30/01 08:31 6pgs
Fees:27.00 Taxes:222.00
20010130-0008871

SEND TAX BILLS TO:

Mrs. Bessie F. Williams
318 Thurlow Place
Hermitage, TN. 37076

ADDRESS OF NEW OWNERS:

Same

THIS INSTRUMENT PREPARED BY:
RODNEY V. AHLES, P.C.
ATTORNEY AT LAW
225 EAST MARKET STREET
LEBANON, TENNESSEE 37087

MAP: 64, GR: 12A, PAR: 318

IMPROVED: __X__, UNIMPROVED: ___

RODNEY V. AHLES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

...transfer or value of the property transferred, whichever is greater, is $60,000.** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Harvell Lee Williams
Affiant

Subscribed and sworn to before me this the 20th day of January 2001.

Rodney V. Ahles
Notary Public
My Com Exp. 3-09-03

GIFT DEED

THIS GIFT DEED entered into on this the 20th day of January, 2001, by and between BESSIE J. WILLIAMS, a single person, of Davidson County, Tennessee, hereinafter referred to as "Party of the First Part", "Grantor", and WILEY THOMAS WILLIAMS, JR. and wife, MARILYN SWAIN WILLIAMS, of Wilson County, Tennessee, and BEVERLY WYLENE ROHTERT, of Wilson County, Tennessee, and her two (2) children, BEVERLY MELISSA ROHTERT of Wilson County, Tennessee, and BECKY ANN ROHTERT, of Davidson County, Tennessee, and HARVELL LEE WILLIAMS and wife, PAULINE H. WILLIAMS, of Wilson County, Tennessee, hereinafter referred to as "Parties of the Second Part", "Grantees",

W I T N E S S E T H :

THAT WHEREAS, Bessie J. Williams, a single person, is the parent of Wiley Thomas Williams, Jr., Beverly Wylene Rohtert, and Harvell Lee Williams, and the mother-in-law of Marilyn Swain Williams and Pauline H. Williams, and the grand parent of Beverly Melissa Rohtert and Becky Ann Rohtert; and

WHEREAS, Wiley Thomas Williams, Jr., is married to Marilyn Swain Williams, and Harvell Lee Williams is married to Pauline H.

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Williams; and

WHEREAS, Beverly Wylene Rohtert is the parent of Beverly Melissa Rohtert and Becky Ann Rohtert; and

WHEREAS, Bessie J. Williams, a single person, desires to make tax exempt gifts within the statutory annual limits to her son, Wiley Thomas Williams, Jr., and to her daughter in law, Marilyn Swain Williams, and to her daughter, Beverly Wylene Rohtert, and one-half (1/2) tax exempt gifts within the statutory annual limits each to her two (2) grandchildren, Beverly Melissa Rohtert and Becky Ann Rohtert, and tax exempt gifts within the statutory annual limits to her son, Harvell Lee Williams, and to her daughter in law, Pauline H. Williams; and

WHEREAS, Bessie J. Williams desires to make the maximum tax exempt gift for the year 2001 to each of the following: to her son, Wiley Thomas Williams, Jr., to her daughter in law, Marilyn Swain Williams, to her son, Harvell Lee Williams, to her daughter in law, Pauline H. Williams, to her daughter, Beverly Wylene Rohtert, and one-half (1/2) of the maximum tax exempt gift for the year 2001 to each of the following: to her grandchild, Beverly Melissa Rohtert, and to her grandchild, Becky Ann Rohtert, each of the said gifts to be within the statutory annual limits in the form of real property, said conveyance to be given, transferred, and assigned to Wiley Thomas Williams, Jr., and wife, Marilyn Swain Williams, as tenants by the entirety and tenants in common with the other Grantees and Harvell Lee Williams and wife, Pauline H. Williams, as tenants by the entirety and tenants in common with the other Grantees, and Beverly Wylene Rohtert as tenant in common with the other Grantees, and Beverly Melissa Rohtert and Becky Ann Rohtert as tenants in common with the other Grantees, the other Grantees, Wiley Thomas Williams, Jr., and wife, Marilyn Swain Williams, having a one-third (1/3) undivided interest, and Harvell

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Lee Williams and wife, Pauline H. Williams, having a one-third (1/3) undivided interest, and Beverly Wylene Rohtert having a one-sixth (1/6) undivided interest, and Beverly Melissa Rohtert and Becky Ann Rohtert together having a one-sixth (1/6) undivided interest; and

WHEREAS, the property from which the maximum statutory exemption gifts are being made and described herein has been appraised by Bill Colson Auction & Realty Co., Inc., under date of November 15, 2000, at the sum of $129,000.00 and has been appraised by Agee & Johnson Realty and Auction Co. under date of November 6, 2000, at the sum of $131,500.00; and

WHEREAS, the value of the entire property from which the property described in this gift deed is a portion and is being conveyed is based upon the average of the aforesaid two (2) appraisals, being at the sum of $130,250.00; and

WHEREAS, each maximum exemption gift portion of the property described based upon the statutory annual maximum exemption limit equals 7.6775434% for each recipient of a full maximum limit and 3.8387% for each recipient of one-half (1/2) of a maximum limit; and

WHEREAS, the total gifts for 2001 based upon the maximum statutory annual exemption limit for all recipients equals a total percentage of 46.0653%; and

WHEREAS, as a part of the consideration for this conveyance, in addition to the love and affection she has for her sons, and her daughters in law, and her daughter, and her daughter's children, Bessie J. Williams desires to retain a life estate in the said entire real property including the percentage of the real property herein given, transferred, assigned, and conveyed; NOW, THEREFORE,

FOR AND IN CONSIDERATION of the love and affection that the Grantor has for her son, Wiley Thomas Williams, Jr., her daughter

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in law, Marilyn Swain Williams, her son, Harvell Lee Williams, her daughter in law, Pauline H. Williams, her daughter, Beverly Wylene Rohtert, her grandchild, Beverly Melissa Rohtert, and her grandchild, Becky Ann Rohtert, Bessie J. Williams has this day given, transferred, assigned, and conveyed, and by these presents does hereby give, transfer, assign, and convey unto Wiley Thomas Williams, Jr., and wife, Marilyn Swain Williams, 15.3550868% as tenants by the entirety, and tenants in common with the other Grantees, Harvell Lee Williams and wife, Pauline H. Williams, 15.35508689% as tenants by the entirety, and tenants in common with the other Grantees, and Beverly Wylene Rohtert, 7.6775434% as tenant in common with the other Grantees, and Beverly Melissa Rohtert and Becky Ann Rohtert being a total of 7.6775434% as tenants in common with the other Grantees, including all improvements and appurtenances thereunto belonging, subject to Grantor's life estate as herein set forth, situate and lying in Davidson County, Tennessee, and being more particularly described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit NO. 318 of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.
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> Being the same property conveyed to Bessie J. Williams by warranty deed from Fox Run Company, Inc., a Tennessee corporation, dated October 30, 1987, and of record in Book 7398, Page 563, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, herein given, transferred, assigned, and conveyed, subject to the life estate retained by the Grantor as herein set forth, together with all improvements and appurtenances thereunto belonging, unto the said Grantees herein,

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as tenants by the entirety and as equal tenants in common, as herein set forth, their heirs and assigns, forever, in fee simple.

I COVENANT with the said Grantees herein that I am lawfully seized and possessed of the within conveyed property; that I have a good and lawful right to make this conveyance; that the said property is free, clear, and unencumbered, except as herein shown; and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2001 and all prior years shall be paid by the Grantor herein.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all visible easements and rights of way, public and private, as may be found of record in the Register's Office of Davidson County, Tennessee.

LIFE ESTATE: Grantor herein reserves unto herself, for and during her natural life, a life estate in and to the real property hereinabove described, with an unrestricted right of ingress and egress, and with an unrestricted use of the said tract or parcel of land.

Grantor herein agrees to maintain the said tract or parcel of land, together with all improvements and appurtenances thereunto belonging, pursuant to the Master Deed of record in Book 5535, Page 713, corrected in Book 5895, Page 516, corrected in Book 5936, Page 103, and amended in Book 6370, Page 817, Register's Office for Davidson County, Tennessee, to which reference is hereby made and subject to the By-Laws and Rules and Regulations of the Fox Run Condominiums Second Revision, Part of Section 2, and First Revision, Part of Section 1, Book 6250, Page 118, Register's Office of Davidson County, Tennessee, to which reference are hereby made, and to pay all dues and fees required by the condominium association, and to pay all real property taxes and assessments

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levied against the said tract or parcel of land, and to maintain hazard insurance and to pay all hazard insurance premiums with the said Grantees herein named as additional insureds on the policies of insurance, for and during her natural life.

FLOOD PLAIN: The herein described property is not located within a designated flood hazard area according to Community Panel NO. 470040-0201C effective 6/2/93, Zone X.

POSSESSION: Possession with deed, subject to the life estate retained by the Grantor herein.

WITNESS MY HAND on this the 20th day of January, 2001.

Bessie J. Williams
BESSIE J. WILLIAMS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Bessie J. Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, on this the 20th day of January, 2001.

My Commission Expires: 3-09-03

NOTARY PUBLIC

RODNEY V. ATHERS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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