mail

THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
John J. Elliott and Doris Jeter 1833 Willow Springs Drive Nashville, Tennessee 37216	Same	Map 073-09 Parcel 189

Warranty Deed (Establishing Life Estate in Grantee)

For and in consideration of the sum of $32,000.00, the receipt of which is hereby acknowledged, John Elliott, unmarried, Grantor, hereby transfers and conveys to Doris Jeter, a widow, Grantee, for and during the natural life of the Grantee, a certain tract or parcel of land located in Davidson County, Tennessee:

Being Lot No. 37 on the Plan of Burchwood Gardens, Section 3, of record in Book 2900, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to John J. Elliott, unmarried, by deed from Daniel D. Robison and wife, Linda E. Robison, of record in Instrument No. 20030806-0111811, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1833 Willow Springs Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors, and assigns, during the remainder of the natural life of the Grantee.

The Grantor retains the remainder interest in the aforedescribed property, as the purpose of this conveyance is merely to grant to Grantee a life estate in the property.

GRANTOR does hereby covenant with the Grantee that he is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for any encumbrances of record.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, her heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on June 28, 2004.

John J. Elliott

John J. Elliott, Grantor

Davidson County DEEDWARR
Recvd: 07/20/04 13:18 2pgs
Fees:13.00 Taxes:118.40

20040720-0086476

State of Tennessee
County of Sumner

Personally appeared before me, John J. Elliott, Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand, at office, on June 28, 2004.

Sandra M Reynolds
Notary Public
My commission expires: 12-9-07

SANDRA M. REYNOLDS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00. Subscribed and sworn to before me on June 28, 2004.

Doris Jeter by John J. Elliott, AIF
Doris Jeter by John J. Elliott, Attorney in Fact
Affiant

Sandra M Reynolds
Notary Public
My commission expires: 12-9-07

SANDRA M. REYNOLDS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.