Davidson County DEEDWARR
Recvd: 09/13/04 14:14 2pgs
Fees:13.00 Taxes:256.75

20040913-0110247

Send Tax Bills To: (Owner)
Syble Gentry
626 Rebel Circle
Franklin, TN 37064
Map/Parcel #92-13.271

This Instrument Prepared By:
Wm. Carter Conway, Attorney
236 Public Square, Ste. 205
Franklin, TN 37064

DEED RESERVING A LIFE ESTATE

FOR and in consideration of the sum of Ten Dollars ($10), and other good and valuable consideration:

I, LOUIS E. KIRBY, SR, a widower, do hereby transfer and convey unto the Grantee, SYBLE JO GENTRY, in fee simple and expressly reserving for myself, a life estate for the remainder of my natural life, the following described real property lying, located and being in Davidson County, Tennessee, to wit:

> Being Lot #7, Block 27, on the Plan of E.J. Plummer's Addition, as of record in Book 161, Page 39, Register's Office for said County. Said Lot No. 7 fronts 50 feet on the westerly side of Chamberlain Avenue, formerly 38th Avenue North or Center Street, and extends back between parallel lines 154 feet, more or less, to an alley.
>
> Being the same property conveyed to Louis E. Kirby, Sr. And wife, Ramer N. Kirby (now deceased) by deed of record in Book 4417, Page 11, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands with the improvements and appurtenances thereunto belonging to the said Grantee, her heirs and assigns forever.

I, LOUIS E. KIRBY, SR. covenant with the said SYBLE JO GENTRY that I am lawfully seized and possessed of said land, have a good right to convey it, reserving for myself, a life estate for the remainder of my natural life and that it is unencumbered.

WITNESS my hand on this the 8th day of September, 2004.

Louis E. Kirby, Sr., Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, the within named Louis E. Kirby, Sr. with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee on this the 8th day of September, 2004.

NOTARY PUBLIC

DIANE HOOD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission Expires:
6/19/07

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, duly commissioned and qualified, Louis E. Kirby, Sr., who having been first duly sworn, makes oath that he is the Grantor of the property described in the above Deed and that as of the date hereof, the total value of the life estate being reserved by him is $10,608.00. That the undersigned Grantor arrived at the above stated value by direct reference to the Annuity Valuation Table found in Volume 13 of the Tennessee Code Annotated, more specifically, the table entitled "Actuaries Combined Experience Table of Mortality". The factors used in determining the value of the remainder were as follows:

1. Total Value of the Property: $80,000.00;

2. The Grantor's age at the date of recording is: 86

3. Applicable Percent: 6%

4. Applicable mortality index number: 2.210 found in the column headed "6%" directly across from age 86)

Computation: $80,000 x 6% x 2.210 = $10,608.00 (total value of estate)

Louis E. Kirby, Sr., Grantor

SWORN to and subscribed before me on this the 8th day of September, 2004.

NOTARY PUBLIC

My Commission Expires:
6/19/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of the property being transferred, whichever is greater is $69,392.00.

Affiant

SWORN to and subscribed before me on this the 8th day of September, 2004.

NOTARY PUBLIC

My Commission Expires:
6/19/07