Davidson County DEEDQC
Recvd: 04/13/05 11:15 2 pgs
Fees:12.00 Taxes:0.00
20050413-0041042

This Instrument Prepared By;
Larry W. Simmons, Attorney
Springfield, TN 37172

DEED
(OF REMAINDER INTEREST)

THIS DEED OF CONVEYANCE made and entered into by and between PRINTES H. CREASY and wife, MARGARET CREASY, hereinafter called the GRANTORS, and MARY ELIZABETH RAY, PRENTICE H. CREASY II, CHARLES MILTON CREASY and BRENDA FAYE ANDERSON, hereinafter called the GRANTEES.

WITNESSETH: That for and in the consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration fully executed, the Grantors have bargained and sold, and by these presents do hereby transfer and convey unto the said Grantees, heirs and assigns, certain real estate located in Davidson County, Tennessee, and described as follows to-wit:

BEING Lot No. 236 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, pages 103 and 104, RODC.

SAID Lot No. 236 fronts 100 feet on the westerly side of Hutson Avenue and runs back between parallel lines 300 feet to a dead line in the rear.

BEING the same property which was conveyed to Printes H. Creasy and wife, Margaret Creasy, by Louis Komisar and wife, Margie Ruth Komisar, in a deed of record in Book 2964, page 553, Register's Office for Davidson County, Tennessee.

RESERVATION OF LIFE ESTATE:
The Grantors expressly reserve for and to themselves a life estate in said property for so long as they and the survivor of them shall live.

Tax Map 061-00, Parcel 022.00.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining unto the said Grantees, heirs and assigns, forever. The said Grantors covenant with the said Grantees, heirs and assigns: (1) That they are lawfully seized and possessed of said premises; (2) That they

PC C.C.M.R BA

SEND TAX BILLS TO:

Mr. & Mrs. Printes H. Creasy
3838 Hutson Ave.
Nashville, Tn. 37216

have a good and perfect right to make this conveyance; (3) That said premises are unencumbered; and (4) That they will warrant and defend the title in and to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 5th day of August, 2004.

Printes H. Creasy
PRINTES H. CREASY

Margaret L Creasy
MARGARET CREASY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PRINTES H. CREASY and wife, MARGARET CREASY, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal of office, this the 5th day of August, 2004.

Helen B. Wise
NOTARY PUBLIC

My commission expires: 3-1-08.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration of this transfer, or value of the property or interest in property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and sworn to before me this _____ day of _____, 2004.

_____
NOTARY PUBLIC or REGISTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Printes H Creasy
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF APR, 2005
Deputy Register