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)
Polly Christine Lawson
918 Virginia Avenue
Nashville, Tennessee 37216

Send Tax Bills To
Same

Map-Parcel No.
Map 61-11

Parcel 047.00

Warranty Deed (Establishing Life Estate)

For and in consideration of the sum of $16,170.00, the receipt of which is hereby acknowledged, Janie Summers, Stanley Lawson and Darlene Old, Grantors, hereby transfer and convey to Polly Christine Lawson, Grantee, for and during the natural life of the Grantee, their life estate interest in a certain tract or parcel of land located in Davidson County, Tennessee. At the same time Polly Christine Lawson, a single woman, Grantor, hereby transfers and conveys to Janie Summers, Stanley Lawson and Darlene Old, Grantees, her remainder interest in the same tract or parcel of land located in Davidson County, Tennessee and more particularly described as follows:

Being the easterly one-half of Lot No. 24 on the plan of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for said County.

Said part of Lot No. 24 fronts 50 feet on the southerly side of Virginia Avenue and runs back 263 feet 2 inches in the easterly line and 264 feet and 9 inches more or less, in the westerly line to a dead line, measuring 50 feet thereon

Being the same property conveyed to Polly Christine Lawson, Janie Summers, Stanley Lawson, and Darlene Old by deed from Polly Christine Lawson, of record in Book 10947, Page 260, Register's Office for Davidson County, Tennessee.

This is improved property, known as 918 Virginia Avenue, 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 Grantors in the first part of the conveyance retain the remainder interest in the aforedescribed property, while the Grantor in the second part of the conveyance retains the life estate interest in the property.

GRANTORS do hereby covenant with the Grantees that they are lawfully seized and possessed of this land in fee simple, have a good right to convey it, and that the same is unencumbered except for any encumbrances of record.

Grantors do further covenant and bind Grantors, its successors and assigns, to warrant and forever defend the title to this land to the Grantees, their 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.

James E. Summers, husband of Janie L. Summers, and Debbie S. Lawson, wife of Stanley Lawson, and Douglas R. Old, husband of Darlene Old, for the consideration expressed herein, join for the purpose of granting, bargaining, selling, conveying and confirming and do hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which they now have or may acquire in the future by virtue of their 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.

Davidson County DEEDWARR
Recvd: 04/28/05 14:01 3 pgs
Fees:18.00 Taxes:59.83
20050428-0047439

Polly Christine Lawson and Polly C. Lawson is the same person.

Signed on April 6, 2005.

Janie Summers, Grantor

James E. Summers, Grantor

Stanley Lawson, Grantor

Debbie S. Lawson, Grantor

Darlene Old, Grantor

Douglas R. Old, Grantor

Polly Christine Lawson, by Janie L. Summers, Attorney in Fact
Grantor

State of Tennessee
County of Sumner

Personally appeared before me, Janie Summers and husband, James E. Summers, Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, April 6, 2005.

SALLY M. MEYER
STATE
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 5-5-09

State of Tennessee
County of Sumner

Personally appeared before me, Stanley Lawson and wife, Debbie S. Lawson, Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, on April 6, 2005.

Sally M Meyer

Notary Public
My commission expires: 2-5-09

SALLY M. MEYER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

Personally appeared before me, Darlene Old and husband, Douglas R. Old, Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, on April 6, 2005.

Sally M Meyer

Notary Public
My commission expires: 2-5-09

SALLY M. MEYER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

Personally appeared before me, Janice Summers, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument as attorney-in-fact for Polly C. Lawson, Principal, and who acknowledged that she executed the same as attorney-in-fact for Polly C. Lawson.

Witness my hand, at office, on April 6, 2005.

Sally M Meyer

Notary Public
My commission expires: 2-5-09

SALLY M. MEYER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater for this transfer is $16,170.00. Subscribed and sworn to before me on April 6, 2005.

Darlene Old

Darlene Old, Affiant

Sally M Meyer

Notary Public
My commission expires: 2-5-09

SALLY M. MEYER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY