...and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Michael Joseph Buckley, [redacted] have bargained and sold, and by these presents do transfer and convey unto Marjorie Lunsford Buckley, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly 47.5 feet of the easterly 95 feet of Lot No. [illegible] on the Map of Sunset Park, as of record in Book 338, page [illegible], R. O. D. C., Tennessee; said part of Lot No. 88 fronts [illegible] feet on the southerly side of Blair Blvd., and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed by deed from A. C. Payne, et ux, to M. J. Buckley of record in Book 1625, page 615, R. O. D. C., Tennessee.

Subject to a charge on said land that Martha Jane Buckley and Marjorie Lunsford Buckley shall have the use and benefit of the usage and/or [illegible] from the rental of said land until May 16, 1955, and any [illegible] shall be received by Marjorie Lunsford Buckley for the use [illegible] of the said Martha Jane Buckley and Marjorie Lunsford [illegible] said charge shall cease and terminate on May 16, 1955, and [illegible] Marjorie Lunsford Buckley shall then have the full, complete [illegible] ownership of said land. This charge shall not affect [illegible] Marjorie Lunsford Buckley to sell and transfer said property [illegible] shall have that right without joinder of any person, and [illegible] and separate signature shall be sufficient to convey a good [illegible] title.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marjorie Lunsford Buckley, her heirs and assigns, forever.

And I do covenant with the said Marjorie Lunsford Buckley subject to the above charge that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I, Michael Joseph Buckley do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Marjorie Lunsford Buckley, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19 day of November, 1947.

Michael J. Buckley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Lydia DeVaudry, a Notary Public in and for said County and State, the within named Michael J. Buckley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of November 1947.

My commission expires July 5, 1948

Mrs. Lydia DeVaudry
Notary Public