D E E D

WHEREAS, On July 28, 1942, Earl H. Simpson, a resident of Davidson County, Tennessee, died intestate, leaving surviving him as widow, Nell K. Simpson, and one child, Earl H. Simpson, Jr., then 15 years of age; and,

WHEREAS, the estate of Earl H. Simpson has been administered in the County Court of Davidson County, Tennessee, but homestead and dower has not been set apart to the widow; and,

WHEREAS, the said child, Earl H. Simpson, Jr., is now more than 21 years of age; and,

WHEREAS, the parties, in order to avoid the expense of setting aside homestead and dower, and for the purpose of clarifying the rights of each of them, have agreed that in return for the release of her homestead and dower rights by Nell K. Simpson, as widow, and because of the love and affection he has for her, the said Earl H. Simpson, Jr. will transfer and convey unto his mother, Nell K. Simpson, a life estate in and to the property hereinafter described, being the only real estate of which Earl H. Simpson was seized and possessed at the time of his death.

NOW, THEREFORE, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid to Earl H. Simpson, Jr. by Nell K. Simpson, the receipt of which is hereby acknowledged, for the further consideration of acknowledgment of satisfaction of her claim for homestead and dower against the estate of Earl H. Simpson, deceased, and because of the love and affection which he has for his mother, Nell K. Simpson, said Earl H. Simpson, Jr. has bargained and sold, and by these presents does transfer and convey unto the said Nell K. Simpson, for the period of her natural life, reserving to himself the remainder interest, the following described tract or parcel of land in Davidson County, Tennessee, to-wit: