FOR AND IN CONSIDERATION of the sum of One Dollar, cash paid and receipted for, we, Mrs. Kate McNabb, Lucien McNabb, wm. P. McNabb, W. C. McNabb, and Buddie E. McNabb, the surviving widow and all, and the only children and heirs at law of B. P. McNabb, deceased, have bargained and sold and by these presents do transfer and convey unto the said Martha Sanders, for and during her natural life and her assigns of said life interest, with remainder after her death to Lucien McNabb, wm. P. McNabb, W. C. McNabb, and Buddie E. McNabb, the children of B. P. McNabb deceased, their heirs and assigns in fee simple, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, bounded and described as follows:

> The westerly 35 feet of lots Nos. 217 and 219 and the westerly 35 feet of the southerly part of lot No. 215 of the north Nashville Real Estate Company's plan of lots as of record in Book 21, page 105, Registers office of Davidson County, Tennessee.
>
> Said parts of lots Nos. 215, 127 and 219 front 35 feet on the northerly side of Garfield, formerly Foster Street, and run back between lines, with the easterly margin of Seventh Avenue Nort, formerly Vine Street, 113 feet to a dead line.
>
> This being the same lot purchased by B. P. McNabb of Bessie warpool, by deed of record in Book No. 1320, page 494 in the registers office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate title and interest thereto belonging to the said Martha Sanders, for and during her natural life, with remainder to Lucien McNabb, wm. P. McNabb, W. C. McNabb, and Buddie E. McNabb, their heirs and assigns forever. And we covenant with the said Martha Sanders that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unincumbered.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said life estate to said Martha Sanders, and her assigns against the lawful claims of all persons whomsoever.

Witness our hands at Waverly, Tenn. this the 18th day of May, 1948.

William P. McNabb
Lucien McNabb
W C McNabb
Buddie McNabb