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WARRANTY DEED

FROM

A. M. Neely, a Widower

TO

Opal Neely, J. B. Neely and Lively Neely

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
NASHVILLE, TENN.
Received for record 19 day of MAY A. D. 1940 at 3:11 o'clock P. M.
Noted in Book 69 Page 32
Recording Fee $.50
FELIX Z. WILSON, Register
By [illegible] Dpt. Reg.

FORM 109 PEPPER & HARRIS CO., NASHVILLE

For and in Consideration of the sum of ($5.00)

Five and no/100 - DOLLARS

cash paid by the grantees herein to the grantor herein, and the further consideration of the love and affection, I, A. M. Neely, have for the grantees herein, said grantees being my children, Opal Neely, a daughter, J. B. Neely and Lively Neely, sons, being all my children, and all the children I have, I, A. M. Neely, the grantor herein hereby make the following transfer of the real estate hereinafter described to all of my said children above named, equally and jointly on the following conditions. I, A. M. Neely, the grantor herein specifically retain a life interest or life estate in and to the property hereinafter transferred, and described, and that upon my death my daughter Opal Neely above named shall become invested with a life interest or life estate in and to the property hereinafter described, so long as she may remain unmarried. However, should she marry then her life estate will immediately terminate and the property herein transferred will become the property equally and jointly of my three children above named, being Opal Neely, J. B. Neely and Lively Neely in fee simple.

It is specifically understood in making this transfer by and between the grantor herein being A. M. Neely and the grantees herein being Opal Neely, a daughter of the grantor, J. B. Neely and Lively Neely, sons of the grantor, that should the grantor herein or the grantees herein elect to mortgage or sell the property herein transferred they shall have the right to do so, but only by and with the consent of the grantor herein and the grantees herein joining and signing such an instrument.

However, should either of the grantees herein die prior to the death of the grantor herein, his or her future interest shall go to his or her children and should either of the grantees herein die without heirs of their body then the property will go to the other grantees herein named.

I, A. M. Neely have bargained and sold, and by these presents do transfer and convey unto the said

Opal Neely, J. B. Neely and Lively Neely

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being land in Davidson County, Tennessee, and described as follows: Land in the 12th formerly the 21st Civil District of Davidson County, Tennessee, being lots Nos. 12 and 13 on the map showing subdivision of part of the Marshall Waters land, not of record, described according to a survey made by Erle Drake, county surveyor, April 14 and 15th 1936 as follows: Beginning in the center of Ewing Lane at a point 411.5 ft. south of the center line of Ewing Creek Road, said point being the corner of lots Nos. 11 and 12; thence with the Southerly line of lots Nos. 11, 10 and 9 south 89° 30' east 443 ft. to the westerly line of Lot No. 8; thence with the westerly line of Lot No. 8, south 3° west 83 ft. to a stake continuing in the same direction 117 ft. in all 200 ft. to the corner of Lots Nos. 13 and 14; thence with the line between said two lots, north 89° 30' west 443 ft. to the center of Ewing Lane; thence with the center of said Ewing Lane, north 3° east 200 feet to the beginning, containing 2.34 acres, more or less, and being the same property conveyed to Emily Louise Moore by deed from Ola Waters, of record in book 1108, page 3 R.O.D.C. Tenn. at Nashville, and being the same property transferred by deed to A. M. Neely by Mrs. Emily Lee Moore as of record in book 1225, page 486 R.O.D.C. Tenn. at Nashville.

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