K 1881

DEED

FOR AND IN CONSIDERATION of the sum of Five Dollars ($5.00), and other good and valuable considerations, LAURENCE B. HOWARD, and wife, ELLEN F. HOWARD, have bargained and sold, and by these presents do transfer and convey unto the said GERALD B. HOWARD, his heirs and assigns, a certain tract or parcel of land in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

> Being the Easterly 100 feet of Lot No. 2 on the West End Land Company's Plan of West End Park, as of record in Book No. 161, page 47-Registers Office for Davidson County, Tennessee, and described as follows: Beginning on the westerly margin of the Macadamized road separated from West End Avenue by a lawn at an iron monument, the corner of Lots. Nos. 1 and 2 on said plan; thence with the line between said two lots N 53°, 15' west 216.8 feet to the corner of Lots 1, 2, 8, and 9; thence with the line between Lots 2 and 8, S 36° 45' west 100 feet to a stake; thence south 53° 15' east about 227 feet to a point on the westerly margin of a Macadamized road separated from West End Avenue by a lawn; thence with the westerly margin of said road in a northeasterly direction, 100.75 feet to the beginning, being the same property conveyed to J. W. Howard by deed from Lundy Paine Fite dated October 2, 1919 and recorded in Book 523, page 394, Register's Office of Davidson County, Tennessee. Said property passed to Mrs. Lucia B. Howard, wife of J. W. Howard, under the Will of J. W. Howard, recorded in Maury County, Tennessee, and upon the death of Mrs. Lucia B. Howard, intestate, on October 7, 1949, this property descended to Gerald B. Howard and Laurence B. Howard, the only children and heirs-at-law of Mrs. Lucia B. Howard.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gerald B. Howard, his heirs and assigns, forever. And Laurence B. Howard, and wife, Ellen F. Howard, do covenant with the said Gerald B. Howard, that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Laurence B. Howard, and wife, Ellen F. Howard, do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Gerald B. Howard, his heirs and assigns, against the lawful claims of all persons, whomsoever.

G 391