2011

COUNTY OF DAVIDSON))

STATE OF TENNESSEE))

MAY 30, 1951

WARRANTY DEED

FOR and in consideration of the sum of One Dollar ($1.00) receipt of which is hereby acknowledged, I, Ada Mai Hulan, have bargained and sold, and by these presents do transfer and convey unto my son Willoughby Dozier Hulan and his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, subject only to the hereinafter reserved life estate, which land is described as follows, to wit:

Being lot No. Seventeen (17) in the Subdivision of Lot's No's. Thirty Nine (39) and Forty (40) of the B. F. Cockrill Farm, as of record in book 332, page 41, Register's Office, Davidson County, Tennessee.

Said Lot No. Seventeen (17) fronts Fifty (50) feet on the Northerly side of Robertson Street, and runs back between parallel lines One Hundred and Fifty (150) feet to an alley.

Being the same property conveyed to George Hulan, now deceased, and wife Ida Mai Hulan, by deed from Richard S. West et al, of record in book 616, page 257, Register's Office, 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 Willoughby Dozier Hulan, in fee simple remainder, and dependant only on the expiration of the life estate hereinafter mentioned, viz:

(1) An estate in all the siad lands for and during the term of the natural life of the grantor, Ida Mai Hulan, which is hereby expressly reserved to the said Ida Mai Hulan.

AND I do covenant with the said Willoughby Dozier Hulan that I am lawfully seized and possessed of the said land in fee simple; have a good right to convey it, and the same is unencumbered.

AND I, Ida Mai Hulan, do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Willoughby Dozier Hulan, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 2 day of June, 1951.

Ida Mai Hulan

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