K 2020

WARRANTY DEED

This instrument made and entered into on this the 7th day of September, 1951 by and between Mary A. McNabb party of the first part, Cecil E. McNabb party of the second part, and Pauline McNabb Shepherd and Ethel McNabb Maddin, parties of the third part.

WITNESSETH

That for and in consideration of the sum of One ($1.00) dollar cash in hand paid, the receipt of which is hereby acknowledged, and also the love and affection which I have for my children, I, Mary McNabb, a widow, have bargained and sold, and by these presents do transfer and convey unto the said party of the second part, Cecil E. McNabb, a life estate, interest, and claim in and to, a certain tract or parcel of land, with remainder in fee to the parties of the third part, Pauline McNabb Shepherd and Ethel McNabb Maddin, their heirs and assigns.

Said property is located and situated in Davidson County, State of Tennessee and more particularly described as follows to wit:

Being lots Nos. 405 and 406 in the North Nashville Real Estate Company, a Plan, as of record in book No. 21, page 105, of the Register's Office for Davidson County, Tennessee.

Said lot No. 405 fronts 50 feet on the West side of Nassau Street and runs back between parallel lines 170 feet, more or less, to an alley.

Said lot No. 406 fronts 50 feet on the West side of Nassau Street, and runs back along the Northern margin of Buchannan Street, formerly Carroll Street 170 feet to an alley.

Being the same property conveyed to A. A. McNabb and wife Mary McNabb by Rufus Manners and wife, Rhoda Manners, by warranty deed dated October 11, 1924 and recorded October 18, 1924 in Deed Book 658, Page 90, Register's Office for 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 Cecil E. McNabb for life and at his death, to the said Pauline McNabb Shepherd and Ethel McNabb Maddin their heirs and assigns, forever.

And I do covenant with the said Cecil McNabb, party of the second part and Pauline McNabb Shepherd and Ethel McNabb Maddin parties of the third part, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered.

G 155