For and in consideration of the sum of Ten Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, J. E. Garrett and wife, Sadie Garrett, have bargained and sold, and by these presents do transfer and convey unto Sadie Garrett, and her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 512 of Block 24 on the plan of the Charlotte Park Company's First Addition to Nashville as of record in Book 57, page 103, Register's office for Davidson County, Tennessee.
Said Lot No. 512 fronts 60 feet on the southerly side of Nevada Avenue, formerly 3rd Avenue, and runs back between parallel lines with the easterly margin of 47th Avenue North, formerly Sixth Street, 150 feet to an alley.
Being the same property conveyed to J. E. Garrett and wife, Sadie Garrett, by deed dated the 31st day of October, 1936, of record in Book 1020, page 291, Register's office for Davidson County, Tennessee.

The said grantor, J. E. Garrett, reserves unto himself a life estate in said above described property so long as he shall live, with the right to occupy and use said property as his own and enjoy the fruits and benefits thereof for and during his lifetime.

To Have and To Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Sadie Garrett, and her heirs and assigns, for ever, except as to the reservation of the life estate as above set forth.

And we do covenant with the said Sadie Garrett that we are lawfully seized and possessed of said land in fee simple; and have a good right to convey it, and same is free and unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Sadie Garrett and her heirs and assigns against the lawful claims of all persons, whomsoever.