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WHEREAS, William R. Hays died lawfully seized and possessed of the real estate hereinafter described, and

WHEREAS, the said William R. Hays left surviving him his wife, CARRIE BROWN HAYS, and one (1) son, MILLARD T. HAYS, and no other heirs at law capable of sharing in his estate under the laws of descent and distribution of the State of Tennessee,

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, and other good and valuable consideration, including a mutual exchange of this and other deeds this day made, receipt of all of which is hereby acknowledged.

I, MILLARD T. HAYS, do hereby bargain, sell, transfer and convey unto CARRIE BROWN HAYS a life estate in the following described property, situated in Davidson County, Tennessee, and more particularly described as follows:

> Being Lot Number Two (2) in the subdivision of the lands of Mrs. W. S. Todd in the old Eighteenth (18th) Civil District of Davidson County, a plan of which is of record in Book 161, p. 100, in the Register's Office of Said County. Refers to Book 530, p. 306. Said lot Number Two (2) fronts 67½ feet on the westerly side of Weakley Avenue, now known as North Fourteenth (N. 14th) Street and runs back 210 feet more or less to an alley in the rear, and being the same property conveyed to W. R. Hays by E. A. Pickup and wife, Bessie Pickup as of record in Book 621, p. 552, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD to the said CARRIE BROWN HAYS so long as she shall live, then to revert to the grantor, MILLARD T. HAYS, his heirs and assigns, forever in fee simple.

I covenant that I am lawfully seized of said property, and have full and lawful authority to convey same, with the sole exception of the dower interest of the grantee herein, and, subject

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