BK 2454

For and in consideration of the sum of $ 10.00 NO /100 DOLLARS

and of other good and valuable considerations in hand paid by Phyllis I. Bastine, the receipt of which is hereby acknowledged, and the assumption of a note secured by a deed of trust of record in book 4351, page 601, Register's Office of Davidson County, Tennessee.

we, Orville Christiansen and Ethel M. Christiansen

have bargained and sold and by these presents do transfer and convey unto the said Phyllis I. Bastine, a life estate, free from the debts and contracts of her present or [illegible] husband, [illegible] heirs, heirs of body,

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 14 and the Easterly one-half of Lot No. 15 on the plan of W. D. Brandt's Edgewood Annex, as of record in Book 345, page [illegible], Register's Office for said County.

Lot No. 14 is the Eastern part of Lot No. [illegible] fronting 75 feet on the Northern side of Harvey Drive and the same distance on the Eastern side of Edgewood Avenue, and is bounded [illegible] Lot No. 15 and the Southern part of Lot No. 15 [illegible] Christiansen and Ethel M. Christiansen by deed of record in Book [illegible], page [illegible], 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 Phyllis I. Bastine for life, and at her death to the heirs and assigns, forever.

And we covenant with the said Phyllis I. Bastine that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and we covenant and bind

And we, Christiansen and Ethel M. Christiansen, for ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Phyllis I. Bastine

heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 20 day of [illegible], 19[illegible].

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public in and for said County and State, the within named [illegible] with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this [illegible] day of [illegible], 19[illegible].

My commission expires [illegible]

Notary Public

75175

WARRANTY DEED

FROM

TO

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 13
day of DEC A.D. 1955
at [illegible] o'clock P.M.
Note [illegible] Page [illegible]
Recording Fee $
JAMES H. WILSON, Register
By [illegible] D.C.

Published by

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NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia