K 2637

Put in comm. union 12/7/56

WARRANTY DEED

MARY C. NAPIER, A WIDOW

TO

JOHN W. NAPIER

30457

REGISTER'S OFFICE
TENNESSEE
FEB 13 1957
11:23 AM
Recorded in Book 87 Page 535
2.00

For and in consideration of the conveyance, made by deed of even date herewith, by John W. Napier, an unmarried man, to Mary C. Napier of his life estate in Lot No. 96 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee, I, the undersigned, Mary C. Napier, a widow, have this day bargained and sold, and do hereby transfer and convey, unto the said John W. Napier, his heirs and assigns, a life estate in a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Being Lot No. 92 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, R. O. D. C., Tennessee, said Lot No. 92 fronting 50 feet on the northerly side of McGavock Street and running back between parallel lines 169 feet to an alley, and being the same property conveyed to Mary C. Napier by deed from Mrs. Harry Arnold, Trustee, recorded in Book 689, page 402, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said life estate in said tract or parcel of land with the appurtenances, estate, title and interest thereunto belonging to the said John W. Napier, his heirs and assigns, forever.

I, Mary C. Napier, do covenant with the said John W. Napier that I am lawfully seized and possessed of said land in fee simple, have a good right to convey the said life estate, and that same is unencumbered except by lien of 1956 ad valorem taxes.

And I, Mary C. Napier, do further covenant and bind myself, my heirs and representatives, to warrant and defend the title to said land, a life estate in which is hereby conveyed, to the said John W. Napier, his heirs and assigns, forever against the lawful claims of all persons.

PG 457