K 2640

Whereas, W.C. Talley and W.K. Talley were formerly the owners as tenants in common of several tracts of land in Davidson County, Tennessee, each owning an one-half undivided interest therein; and

Whereas, W.K. Talley lately died intestate, leaving surviving him as his sole heirs at law, a widow, Lillie P. Talley, and a son, W.K. Talley Jr.; and

Whereas, the said W.C. Talley, Lillie P. Talley and W. K. Talley Jr., have agreed upon a division of said properties or tracts of land, and by said agreement it has been agreed that the title to certain of said lands formerly held by the said W.C. Talley and W.K. Talley as tenants in common, as aforesaid, will be conveyed so as to vest in the said Lillie P. Talley an estate for her natural life with a vested remainder in W.K. Talley Jr., his heirs and assigns; now

Therefore, for the considerations aforesaid, the receipt of which is hereby acknowledged, we, W.C. Talley and W.K. Talley Jr., by these presents do transfer and convey unto the said Lillie P. Talley, her heirs and assigns, the property hereinafter described, and I, the said Lillie P. Talley for the considerations aforesaid, reserving to myself the right of possession and occupancy for my own life, do hereby transfer and convey unto the said W.K. Talley Jr., his heirs and assigns, the said property, same lying in Davidson County, Tennessee, and being particularly described as follows:

FIRST TRACT: In this first tract there are three certain tracts or parcels of land situated in the old 22nd District of Davidson County, Tennessee, containing respectively ninety acres, fifteen and one fourth acres and forty acres, be the same more or less and more particularly described as follows:

The first of these three tracts beginning at a beech tree marked "A" "C" formerly A. Cavitt's corner; running thence west 140 poles with Cavitt's line to an elm and hickory; thence north 80 poles with the dividing ridge to a sugar tree and mulberry; thence northeast with said ridge 100 poles to a sugar tree and mulberry on the top of said ridge; thence with A. Hooker's line south 122 poles to the beginning, containing 90 acres, more or less. In this tract is a family graveyard twenty feet square which is not conveyed.

The second of these three tracts begins at 2 beech trees at Butterworth's southwest corner; runs thence west 30 poles to two white ashes and a dogwood; thence north 30 deg. west 32 poles and 4 links to a white ash and sugar tree; thence north 20 deg. west 27 poles to a stake on the north boundary of Cavitt's tract; thence east 57 poles to Cavitt's northeast corner; thence south 55 poles with Butterworth's line

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