K 2651

WARRANTY DEED

For and in consideration of repairs and improvements to be made by Grantees on the house located on the hereinafter described real property, I, Lelia Luckey High, have bargained and sold, and by these presents do transfer and convey unto Edwin Roy Wright and wife, Evelyn H. Wright, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Being Lot No. 52 in Block "C" in F. O. Beazley's Subdivision of the Douglas Place, in East Nashville, formerly in the Eighteenth Civil District of Davidson County, Tennessee, a plan of which is of record in Plan Book No. 2, page 66, Chancery Court at Nashville.
>
> Said Lot No. 52 fronts 50 feet on the southerly side of Calvin Avenue, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Lelia Luckey High by deed from Roscoe W. Hall and wife, of record in Book _____, page _____, Register's Office for said County.

I, Lelia Luckey High, reserve unto myself a life estate in said above described property as long as I shall live, with the right to occupy and use said property as my own during my life.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edwin Roy Wright and wife, Evelyn H. Wright, their heirs and assigns, forever, except as to the reservation of the life estate above set forth.

And I do covenant with the said Edwin Roy Wright and wife, Evelyn H. Wright that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as appears of record.

PG 475