FOR AND IN CONSIDERATION of the sum of One and no/100 ($1.00) Dollar, cash, and other valuable and sufficient considerations, the receipt of all of which is acknowledged, and in order to vest title to the property hereinafter described in Frances C. Stephens and Louise V. Stephens, jointly for life, and upon the death of either to the survivor, in fee, We, Frances C. Stephens and Louise V. Stephens, have bargained and sold, and hereby transfer and convey to J. R. Wyatt, Trustee, with full power to transfer and convey said property in conformity with the foregoing, his successors and assigns, a certain tract or parcel of land in the City of Nashville, Davidson County, State of Tennessee, as follows:

> Being the southeast part of Block 25 on the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in book 421, page 18, Register's Office for said County, described as follows: Beginning at the northwest corner of Wyoming Avenue formerly Sixth Avenue, and 50th Avenue North, formerly Ninth Street; thence with the northerly margin of Wyoming Avenue westerly 160 feet; thence northerly and parallel with said 50th Avenue North, 150 feet to the southerly margin of an alley; thence with said alley easterly 160 feet to the westerly margin of 50th Avenue North; thence with said Avenue southerly 150 feet to the beginning. The easterly 60 feet of premises being the same property conveyed to Louise V. Stephens and Frances C. Stephens by deed from Webb Joyce Stephens, Trustee, of record in book 1085, page 281, and the remainder of premises being the same property conveyed to Louise V. Stephens by two deeds, one from Robert L. Smith and wife, of record in book 1012, page 162, and the other from W. J. Stephens, of record in book 1389, page 90, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. R. Wyatt, Trustee, his successors and assigns, forever.

And we do covenant with the said J. R. Wyatt, Trustee, 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 now, for the considerations hereinabove stated; in order to vest title to said property as above provided, and in conformity with the power and authority on me, as Trustee, conferred, I, J. R. Wyatt, Trustee, have bargained and sold, and hereby transfer and convey to the said Frances C. Stephens and Louise V. Stephens, jointly for life, with remainder upon the death of either, to the survivor in fee, their heirs and assigns, the property hereinabove described.

And I, the said J. R. Wyatt, as Trustee, hereby transfer, assign and set over to said grantees all of the covenants and warranties