BK 2707

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - One ($1.00) And No/100 - DOLLARS

cash in hand paid by Peggy Jeanne Boeckman Rector, and other good and valuable considerations, the receipt and sufficiency of all of which is acknowledged, we, Freeman J. McGahey and wife, Ione G. McGahey

have bargained and sold, and by these presents do transfer and convey unto the said Peggy Jeanne Boeckman Rector,

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

a remainder interest after the death of both the grantors, Freeman J. McGahey and wife, Ione G. McGahey, in and to the following described property:

Land in the 27th Ward of the City of Nashville, Davidson County, Tennessee, being lot No. 6 and the westerly one-half of lot No. 5 of Block "A" on the Plan of Nashville Trust Company's Subdivision of the A. W. Shryer Property as of record in book 843, page 25, Register's Office for said County.

Said lot No. 6 and the westerly part of lot No. 5 front together 75 feet on the southerly side of Seymour Avenue and run back 179 feet on the westerly line and 178 feet 8 inches, more or less, on the easterly line to the northerly line of what was formerly the Tune property, measuring 75 feet 7½ inches thereon.

Being the same property conveyed to Freeman J. McGahey and wife, Ione B. McGahey, by deed of Virginia M. Durrett, of record in Book 1684, page 105, Register's Office for Davidson County, Tennessee.

It is the intention of this deed that the grantors reserve an estate as tenants by the entirety during their joint lives; that at the death of the first to die, the survivor retain a life estate; and at the death of the said survivor to Peggy Jeanne Boeckman Rector, her heirs and assigns.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Peggy Jeanne Boeckman Rector, her heirs and assigns, forever, the said remainder interest.

And we do covenant with the said Peggy Jeanne Boeckman Rector, 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, Freeman J. McGahey and wife, Ione G. McGahey, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Peggy Jeanne Boeckman Rector, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of December, 1957

F. J. McGahey

Mrs. F. J. McGahey

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