K 2924

For and in Consideration of the sum of ($10.00) Ten and No/100ths Dollars and other good and valuable considerations receipt of which is hereby acknowledged, I, Bessie Mae Bates have bargained and sold, and by these presents do transfer and convey unto the said Wilburn Leon Bates, his heirs and assigns, my one-half undivided interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
Being the northerly part of the easterly 226.2 feet of Lot B on the Kennedy and Graves Plan of Monte Vista, as of record in Book 421, page 143 Register's Office for Davidson County, Tennessee, and more particularly described according to an unrecorded survey of Ralph W. C. Lambert of April 26, 1952, as follows:

Beginning at a point on the common line between the Robert O. Ray property and the John A. Ramsey property, lying on the north side of McAlpine Avenue, said point being 155 feet north of the north margin of McAlpine Avenue; thence northerly 19 degrees 45 min. west 213.5 feet to a point, being the northeast corner of the Ramsey property; thence south 62 degrees 30 min. east 226.2 feet to a pin in the northeast corner of said Lot B; thence south 213.5 feet to an iron pin: thence north 62 degrees 30 min. west 262.2 feet to the point of beginning.

TRACT II:
Being a part of Lot B on the Map of Kennedy & Graves Plan of Monte Vista, of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the common line between the lot conveyed by John A. Ramsey and wife Carmen E. Ramsey to Earl B. Bates and Wilburn L. Bates, of record in Book 2083, page 2, Register's Office for Davidson County, Tennessee and the lot formerly owned by C. C. Woolard and wife Ava Elizabeth Woolard which was conveyed to Earl B. Bates and Wilburn L. Bates and Bessie Mae Bates by deed from C. C. Wollard and wife as of record in Book 1783, page 212, said Register's Office; thence northerly 25 degrees 45 min. east 213.5 feet to an iron pin; thence south 62 degrees 30 min. east 164.5 feet to a point; thence southerly 18 degrees 45 min. west 203.5 feet to a point; thence westerly to the point of beginning, and along the northerly line of the property formerly conveyed to Oscar Barrett and wife, Leola Barrett and R. O. Ray and wife, Winifred O. Ray, 199.5 feet to the point of beginning.

TRACT III:
Being lots Nos. 3-A, 3-B, 4-A and 4-B on the Drawing of the Resubdivision of the subdivision of the westerly parts of lot"B" on the Kennedy & Graves Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, as set out in an original survey by Ralph W. C. Lambert, dated December 4, 1948.

Said lots together front 100 feet on the easterly side of Gallatin Road and run back between parallel lines 90 feet to a 15-foot alley on which they measure 100 feet.

And being the same property conveyed to Bessie Mae Bates by deed from Earl B. Bates, et ux, of record in Book 2490, page 390, Register's Office for said county.

This conveyance is made subject to any and all encumberances on the property, and subject to any and all taxes that may be a lien against the property.
The said Bessie Mae Bates expressly reserves the right to live in and occupy the house in which she now lives, as long as she may live, without charge.

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