K 3132

WARRANTY DEED OF REMAINDER UNDER JOINT WILL
OF CHARLES H. THORN AND MAUD M. THORN

WHEREAS Charles Henry Thorn and wife, Maud M. Thorn executed their Joint Will on the 10th day of November, 1949, and

WHEREAS the said Charles Henry Thorn died on the 10th day of January, 1951 in Nashville, Davidson County, Tennessee, and

WHEREAS the said Joint Last Will and Testament was filed and is of record in Will Book 64, page 440 of the County Court Clerk's Office of Davidson County, Tennessee, and

WHEREAS said Joint Last Will and Testament provides:

"SECOND - We thereafter desire that all property, real as well as personal, of which we may be possessed at the time of the decease of either of us, shall be held by the survivor during his or her life, to use same as such survivor may see fit, to mortgage, encumber, sell or otherwise convey any or all said property without resistance or restraint.

THIRD - On the death of the survivor, it is our desire and we hereby give, devise and bequeath all the rest, residue and remainder of all property to Eudora L. Boxley, sister of Mrs. Maud M. Thorn; Lucille Frierson, daughter of the said Eudora Boxley; Lillian Sims, foster sister of the said Charles Henry Thorn and Martha Sims, daughter of the said Lillian Sims, equally share and share alike for and during their natural lives and at their death the share of each legatee to be vested to her heirs-at-law."

NOW THEREFORE, for and in consideration of one dollar ($1.00) and other valuable and good considerations cash in hand paid, receipt of which is hereby acknowledged, I, Maud M. Thorn in order to more fully carry out the provisions of said Joint Last Will and Testament have this day bargained and sold and do hereby transfer and convey unto Eudora Boxley, her heirs and assigns, a remainder interest commencing from and after my demise, in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being the westerly 15' of lot No. 76 and the all of lot No. 77 in Boyd's Addition, said lot and part of lot front together 65' more or less, on the south side of Tremont and run back between parallel lines 165' to an alley. Said property known and designated as City No. 1405 Tremont Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD a remainder interest in said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Eudora Boxley, her heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate, [illegible] and that the same is

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