BK 3159

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Six Hundred ($600.00) Dollars, cash in hand paid by Leon Perry Wright and wife, Eula May Wright, and Mrs. Norma Jean Wright Jeffcoat, receipt of which is hereby acknowledged, the Tennessee Sandpaper Corporation, a Tennessee Corporation, has bargained and sold, and by these presents does transfer and convey unto the said Leon Perry Wright and wife, Eula May Wright, for life, and at the death of the survivor, to the said Norma Jean Wright Jeffcoat for life, with remainder over in fee simple to the children of the said Norma Jean Wright Jeffcoat per stirpes, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 35 and the northerly 12 feet of Lot No. 34 on the Map of J. B. Haynie's Grove Plan as of record in Book 57, page 64, Register's Office for said County.

Said Lot No. 35 and the northerly 12 feet of Lot No. 34 front together 62 feet on the easterly side of Birch Avenue and run back between parallel lines 135 feet to an alley.

Being part of the same property conveyed to the Tennessee Sandpaper Corporation by deed from Thos. J. Hyde, et al as of record in Book 982, page 488, Register's Office for Davidson County, Tennessee.

However, the Grantor herein specifically reserves unto itself and its successors in title an easement for adequate water and adequate sewerage across the above described property to serve Lots Nos. 32, 33 and the remaining 38 feet of Lot No. 34 of said J. B. Haynie's Grove Plan.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leon Perry Wright and wife, Eula May Wright, for life, and at the death of the survivor, to the said Norma Jean Wright Jeffcoat for life, with remainder over in fee simple to the children of the said Norma Jean Wright Jeffcoat per stirpes, forever.

And it does covenant with the said Grantees herein that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And the Tennessee sandpaper Corporation does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns against the lawful claims of all persons whomsoever.

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