BK 3159

QUIT-CLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash, receipt of which is hereby acknowledged, and other considerations paid by Tommie S. Nelson, I, Mrs. Lurline Seniors, after reserving a life interest for and during my natural life, have bargained and sold, and by these presents do transfer and convey unto the said Tommie S. Nelson, her heirs and assigns the remainder interest in and to the following described tract of land in Davidson County, Tennessee:

"Being the Easterly 36 feet of Lot No. 16 on the Map of the Bransford Realty Company's subdivision of Lots Nos. 1 and 3 and part of 2 of the James Hamilton Tract, as of record in Book No. 332, page 166, Register's Office for said County.

Said easterly part of Lot No. 16 fronts 36 feet on the Northerly side of Scovel Street, formerly Madison Street, and runs back between parallel lines 152.6 feet, more or less, to an alley.

Being the same property conveyed to Charles Giles, Jr., by deed from Charley Giles and wife, Alice Giles, of record in Book 596, page 144, R. O. D. C., Tennessee and later conveyed to Charles H. Litterer, Trustee, by trust deed from Charles Giles, Jr. and wife Phenizie Giles, of record in Book 951, page 245, R.O.D.C., Tennessee to which reference is made."

TO HAVE AND TO HOLD said remainder interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tommie S. Nelson, her heirs and assigns forever. The Grantor expressly states that it is her intention by this instrument to reserve a life interest in and to said property during her lifetime.

And I do covenant with the said Tommie S. Nelson, that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said

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