K 3179

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, and the love and affection I have for my wife, Catherine Geist, and George A. Geist, Robert Joseph Geist, John Geist, III, my three sons and my daughter, Rose Mary Geist, I, John Geist, Jr., have bargained and sold, and by these presents do transfer and convey unto my wife, Catherine Geist, a life estate in the hereinafter described property and the remainder interest to George A. Geist, Robert Joseph Geist, and John Geist, III, my three sons and Rose Mary Geist, one of my daughters, to be vested in them as tenants in common upon the death of my wife, Catherine Geist, as remainderman, their heirs and assigns, the following described real property, to wit:

TRACT NO. I: A lot in Davidson County, Tennessee, fronting 51 1/2 feet on the south side of Jefferson Street, between Cherry and College Streets, and running back about 135 feet.

Being the same property conveyed to George A. Geist and John Geist, Jr., by deed from John Geist, deceased, of record in Book 417, page 280, Register's Office for said County. And being part of the property devised to John Geist, Jr. by will of George A. Geist, deceased, of record in Will Book 63, page 143, County Court Clerk's Office for said County.

TRACT NO. II: Land in Davidson County, Tennessee, being part of Lot No. 29 in Blach and Whiteside's Addition to Nashville, on the southerly side of Jefferson Street, between Third and Fourth Avenues.

Beginning at a point thirty-five (35) feet eastwardly from the easterly line of Fourth Avenue North, (formerly Cherry Street) and running southerly parallel with and thirty-five (35) feet from the easterly line of Fourth Avenue North, one hundred (100) feet, more or less, to the northerly line of a lot conveyed by N. H. Corbitt to John H. Allison, by deed of record in the office of the register for said County in Book No. 44, page 457, thence eastwardly with the line of said last mentioned lot thirty-five

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