WARRANTY DEED

For and in consideration of the love and affection I bear for my wife, Ruth Butler Jennings, and other good and valuable considerations received by me, I, R. Hollis Jennings, have bargained and sold, and by these presents do transfer and convey unto my said wife, Ruth Butler Jennings, the hereinafter described property, for and during her natural life and with the express right to sell the said property and reinvest the proceeds received therefrom in similiar residential property; the remainder interest in said property hereby transfer and convey unto my son. obert Jennings, his heirs and assigns, the said property being hereby conveyed being described as follows:

> Land in Davidson County, Tennessee, being Lot No. 144 on the Map of Eva-Mor Heights, Section Two, of record in Book 1835, page 30, Register's Office for said County.
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> Said Lot fronts 80 feet on the east side of Ridgeway Drive and runs back between lines, 109.45 feet on the north line and 151.26 feet on the south line, to a dead line in the rear, which is a broken line, on which it measures 120 feet.
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> Being the same property conveyed to R. Hollis Jennings and wife, Ruth B. Jennings, by deed from Mayfair Homes, Inc., of record in Book 1938, page 13, said Register's Office.

This conveyance is made subject to any indebtedness and liens for restrictive covenants, taxes and easements that may be now due and owing and of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest as aforesaid and belonging to the said Ruth Butler Jennings for and during her