FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash and other good and valuable considerations, receipt of which is hereby acknowledged, and for the love and affection I have for my wife, Nellie Mae Turner, I, Archie E. Turner, have bargained and sold, and by these presents do transfer and convey unto the said Nellie Mae Turner, my wife, her heirs and assigns, an undivided one-half interest in and to the following described tract of land in Davidson County, Tennessee:

> "Land in Davidson County, Tennessee, being Lots Nos. 42, 43 and 44 and sixteen (16) feet off the East side of Lot 41 in Falconer and Ashcrafts Subdivision of Lots 18 and 19, in the Boyd McNairy tract, a plan of which is of record in Book 57, page 121, R.O.D.C. Tenn. Said lots and part of lot front together 124 feet on the North side of Prospect Street and extends back between parallel lines 106 feet to an alley in the rear.
> Being the same property conveyed to Archie E. Turner by James Turner and wife, Lillie Turner, by deed dated 14 January 1924 of record in Book 741, page 548, said Register's Office. The said James Turner and wife, Lillie Turner, having reserved to themselves a life estate by said foregoing conveyance and both of said life tenants having since died, leaving the fee simple title to said property vested in Archie E. Turner. It being the intention of the grantor herein, Archie E. Turner, to create an estate as tenants by the entireties with his present wife, Nellie Mae Turner."

TO HAVE AND TO HOLD an undivided one-half interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nellie Mae Turner, her heirs and assigns forever. The grantor expressly states that it is his intention by this instrument to create an estate by the entireties in and to the entire interest in said property, previously held by the grantor, pursuant to Section 1 of Chapter 255 of the Public Acts of Tennessee of 1949, being also Section 64-109 of Tennessee Code Annotated.

And I do covenant with the said Nellie Mae Turner, 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.