WARRANTY DEED

FROM 24880

Martha Beneke

TO

Callie Downing, et al

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY
Received for record 19 day of FEB A.D. 1952 at 3:17 o'clock PM
Noted in Book 19 Page 198
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of eleven thousand, five hundfed and no/100-- ($11,500.00) *DOLLARS*

cash in hand paid by Callie Downing and James H. Estes and wife, Emily G. Estes, receipt of which is hereby acknowledged,

I, Martha Beneke *have bargained and sold, and by these presents do transfer and convey unto the said* Callie Downing, a 1/2 undivided interest for and during her natural life with remainder to James H. Estes and wife, Emily G. Estes and unto the said James H. Estes and wife, Emily G. Estes, a 1/2 undivided interest, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 62 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in book 332, pages 124 and 125, Register's Office for said County.
Said lot No. 62 fronts 60 feet on the northerly side of Fairfax Avenue and runs back 195 feet on the easterly line and 200 feet on the westerly line to an alley, measuring 60 feet thereon.
Said property was devised to Martha Beneke by will of P. J. Murphy, deceased, of record in Will Book 75, page 484, County Court for said County.

The grantor here intends to convey a life estate to Callie Downing during her life, and at her death, the absolute right of possession of the premises shall bevested in James H. Estes and wife, Emily G. Estes as tenants by the entireties, their heirs and assigns.