BK 3570

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00----------

TEN AND----------NO/100----------DOLLARS

cash, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Lee Eddings and wife, Mary Lou Eddings have bargained and sold, and by these presents do transfer and convey unto the said Helen D. Williams, a widow, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the westerly 38 feet of lots Nos. 120, 121 and 122 on the plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County.

Said part of Lots Nos. 120, 121 and 122 fronts 38 feet on the southerly side of Green, formerly Leigh, Street and runs back between parallel lines with the easterly margin of an alley 105 feet to a dead line.

Being the same real property conveyed to Lee Eddings by deed from S. T. Cason and wife, dated October 10, 1927, filed October 17, 1927, and recorded in Book 784, page 342, said Register's Office.

This conveyance is made subject to a life estate in the grantor's Lee Eddings and wife, Mary Lou Eddings, herein expressly retained for their use and benefit for and during the period of their natural life only.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Helen D. Williams, a widow, her heirs and assigns, forever.

And we do covenant with the said Helen D. Williams, a widow, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except the grantor's does hereby expressly retain a life estate for themselves, for their use and benefit for and during their natural life time.

And we, Lee Eddings and wife, Mary Lou Eddings do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Helen D. Williams, a widow, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29th day of May, 1963

Lee Eddings

Mary Lou Eddings

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