K 3615

DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mary D. Thompson, expressly reserving to myself a life estate in the land and improvements hereinafter described, have bargained and sold and do hereby transfer and convey said land in the manner following, to wit:

(1) Unto Percy Thompson, if he survives me, for and during his natural life and so long as he shall remain a widower, but no longer; and

(2) Upon my death, or should Percy Thompson survive me, upon his death or remarriage, unto Tommie D. Saunders, her heirs and assigns.

A tract of land in the 6th Civil District of Davidson County, Tennessee, partially described according to a survey made by Geo. W. Watkins, Surveyor, January 12, 1960, as follows:
BEGINNING at a point in the northerly margin of an unnamed lane 291 feet westerly from the northwesterly intersection of said unnamed lane and the Nolensville Pike; thence with the northerly margin of said lane north 87° west 125 feet to a point; thence north 3° 30' west 95 feet to a point in an old fence and tree line; thence due east along said old fence and tree line 125 feet, more or less, to a point; thence south 3° 30' east 95 feet, more or less, to the point of beginning.

BEING part of the property conveyed to Mary Davis Merritt, by deed from W. R. Davis, Jr., and wife, Fannie V. Davis, of record in Book 2090, page 444, Register's Office for said County, and inherited by the said Mary Davis Merritt as one of the heirs-at-law of Tommie Winstead Davis.

Said property is improved and known as 4405 Winston Avenue.

Mary Davis Merritt is one and the same person as the above named Mary D. Thompson.

TO HAVE AND TO HOLD the said land unto the said Tommie D. Saunders, subject to my life estate and the estate hereinabove limited unto Percy Thompson so long as he survive me and remain a widower, and to the heirs and assigns of the said Tommie D. Saunders, forever.

And I do covenant with the said Tommie D. Saunders that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Mary D. Thompson, do further covenant and bind myself, my heirs and representatives, to warrant and forever

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