K 3617

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Three Thousand Four Hundred One & 63/100- DOLLARS cash in hand paid by Sallie I. White, et als., the receipt of which is hereby acknowledged,

LAVERTE C. SMITH, JR.,

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Sallie I White, for and during her life with remainder to her children as hereinafter fully provided, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 1223 and the Westerly 7½ feet of Lot No. 1221, Block 181, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot no. 1223 and part of Lot No 1221 front together 42½ feet on the Northerly side of Michigan Avenue and run back between parallel lines, with the Easterly margin of 54th Avenue North, 150 feet to an alley.

Being the same property conveyed to Laverte C. Smith, Jr., by deed from Roy Edward Sullivan, a widower, of record in Book 3576, page 303, said Register's Office.

This conveyance is made to the said Sallie Irene White, for and during her life with vested remainder to her children, Henry Leon White, Carrol Faye White, Clyde Jerry White, Donald Ray White, Lonnie Wayne White, William Raymond White, and such other child or children as may hereafter be born to her, in equal shares. If any child dies during the lifetime of the life tenant leaving issue, such issue will represent and take the share of its deceased parent per stirpes, and if no issue survive, the surviving children will take.

The life tenant, Sallie Irene White, W. A. Brewer and wife, Sally Pearl Brewer, have full power to sell for the purpose of reinvestment, provided any child that has reached his or her majority joins in said conveyance. Upon the sale of said premises, the proceeds will be reinvested in real property located in Davidson County, Tennessee, and title thereto shall be taken upon the same terms and conditions as herein contained, and this power of sale shall be a continuing one during the life of said Sallie Irene White.

The grantors, W. A. Brewer and Sally Pearl Brewer, who reserved a life estate in the property herein above described are dead.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sallie Irene White, for life as herein provided, her heirs and assigns, forever.

And I do covenant with the said Sallie Irene White 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Sallie Irene White her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of July, 1963

Laverte Smith Jr.

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