WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to ~~myself~~ Shermia Harriett Pentecost and Lillie Mae Pentecost, jointly for life with remainder in fee to the survivor, ~~me~~,

I, Lillie Mae Pentecost,

have bargained and sold, and by these presents do hereby transfer and convey unto J. R. Wyatt, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being the westerly part of lot No. 164 on the plan of part of West Grove Subdivision of record in book 421, page 109, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by W. B. Southgate, as follows:

Beginning at a cross on a natural rock at the southeast corner of 37th Avenue North and Nebraska Avenue; thence east, along the south side of Nebraska Avenue, 67 feet to a stake; thence southerly and parallel with the east line of Lot No. 164, 88 feet to a stake in the south line of said lot; thence westerly along said south line 120 feet 6 inches to an iron pin on the east line of 37th Avenue North; thence northerly along said line 55 feet to the point of beginning.

Being the same property conveyed to Harry H. Pentecost and wife, Lillie Mae Pentecost, by deed from Mrs. J. B. Higgins of record in book 1045, page 259, said Register's Office, and also being the same property vested in Lillie Mae Pentecost by a decree of the Circuit Court of Davidson County, Tennessee, Case No. 11930, dated July 2, 1946.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said J. R. Wyatt, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And ~~we~~ I, Lillie Mae Pentecost do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. R. Wyatt, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said J. R. Wyatt, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Shermia Harriett Pentecost and Lillie Mae Pentecost, jointly for life with remainder in fee to the survivor, her, heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Shermia Harriett Pentecost and Lillie Mae Pentecost, as aforesaid, her, heirs and assigns, forever.

And I do covenant with the said Shermia Harriett Pentecost and Lillie Mae Pentecost, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, J. R. Wyatt, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Shermia Harriett Pentecost and Lillie Mae Pentecost, as aforesaid, her, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of July, 19 64

X Lillie Mae Pentecost

J. R. Wyatt
Trustee.

BOOK 3795 PAGE 741

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. E. Gilliland Lillie Mae Pentecost, a Notary Public in and for said County and State, the within named, Lillie Mae Pentecost, the Bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25 day of July 19 64

W. E. Gilliland
Notary Public.

My commission expires: My Commission Expires July 25, 1965

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named J. R. Wyatt, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of July, 19 64

[signature]
Notary Public.

My commission expires: July 22 1967

RICHARD D. SKENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Deed

From: Lillie Mae Pentecost
to: J. R. Wyatt Trustee.

AND

From: J. R. Wyatt Trustee.
to: Shermia Harriett Pentecost et al.

43917

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 30 10 40 AM '64

NOTED. BOOK 109 PAGE 603
RECORDING FEE $ 2.25
DEP. REG.

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

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 30 1964

JUL 30 1964

STATE TAX $ 1.25
PROBATE $ .50
TOTAL