Send Tax Statements to New Owners:
Mr. and Mrs. Harold M. Vester
1128 Inglewood Drive
Whites Creek, Tennessee 37216

Property is improved and known as:
Route 1
Whites Creek, Tennessee 37189
(Part Of)
Map Parcel No. 48Map P/o Parcel 59
(Part Of)
Field Book No. 14D-

(2)

This instrument was prepared by:
Reau E. Folk, Jr., Attorney
Stahlman Building, Nashville, Tenn.

WARRANTY DEED BOOK 4335 PAGE 117

RETAINING LIFE ESTATE AND LIEN

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of a vendor's lien note referred to below.

I, HENRY M. VESTER, unmarried, have this day bargained and sold, and by these presents do hereby transfer and convey, subject to a life estate hereinafter reserved, unto my son, HAROLD M. VESTER and his wife, HELEN P. VESTER, their heirs and assigns, the real property described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described partly according to a plat drawn by Wm. Robert Vick as follows:

Beginning in the center of Vester Road at a corner of the 79.2-acre tract conveyed by Henry M. Vester to Louise V. Vick and husband, John M. Vick, by deed of record in Book 4335, page 112, Register's Office for said County; thence north 46°31' west 28 feet to a point; thence south 39°59' west 226.1 feet to a point; thence north 49°30' west 44 feet to a point; thence south 45°31' west 700 feet to a point; thence south 71°16' west 1,524 feet to a stake at Underwood's corner; thence south 33°30' west 561 feet to a stake with elm and oak pointers at Underwood's corner; thence south 33°30' east 379.5 feet to a small black oak on the ridge; thence east 379.5 feet to a white oak on the dividing ridge between White's Creek and Drake's Branch; thence north 68° east 231 feet to a point; thence north 84°15' east 495 feet to a point; thence south 74° east 495 feet to a point; thence north 43° east 511.5 feet to a big rock; thence north 65° east 231 feet to a white oak; thence south 86° east 841.5 feet to a hickory; thence north 27°20' east 110 feet to a point; thence north 23°50' west 392.8 feet to an iron pin and sycamore; thence north 39°25' west 618.5 feet to a point; thence north 26°37' west 245.8 feet to an iron

pin; thence north 9°12' west 368.1 feet to an iron pin; thence north 46°31' west 73 feet to the beginning, containing 70 acres, more or less.

Being part of the real property conveyed to Henry M. Vester by deed from Nellie Lewis, et al., of record in Book 967, page 326, said Register's Office.

I, HENRY M. VESTER, the Grantor herein, reserve unto myself a life estate for my lifetime to enjoy either the possession of said land and the improvements thereon or the rents and profits therefrom, with the added stipulations, conditions and agreements that the said Harold M. Vester and wife, Helen P. Vester, during my lifetime, shall: (1) pay all taxes now due and to become due on said property; (2) keep the improvements properly insured; (3) keep the said improvements in good repair; and (4) pay to me, the said Henry M. Vester the sum of Fifty Dollars ($50.00) per month beginning July 1, 1969. To secure the faithful performance of the said stipulations, conditions and agreements, I, the said Henry M. Vester, hereby retain a vendor's lien which shall automatically be released at my death.

TO HAVE AND TO HOLD, subject to the said life estate and other provisions set forth above, the said tract of land with the appurtenances, estate, title and interest thereto belonging, to the said HAROLD M. VESTER and wife, HELEN P. VESTER, their heirs and assigns forever.

AND I, the said HENRY M. VESTER, the Grantor herein, covenant with the said HAROLD M. VESTER and wife, HELEN P. VESTER, that I am lawfully seized and possessed of said land in fee simple, that I have a good right to convey it, as shown above, and that it is unencumbered except for the conditions created by this deed and

except for Metro taxes for 1969 which are assumed by the Grantees.

AND I, the said HENRY M. VESTER, the Grantor herein, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said HAROLD M. VESTER and wife, HELEN P. VESTER, their heirs and assigns, against the lawful claims of all persons.

And the said HAROLD M. VESTER and wife, HELEN P. VESTER, join in this instrument to signify that they understand all the terms of this conveyance and that they agree and bind themselves to fulfill their obligations as set forth above.

Witness the hands of the parties on this the 21st day of May, 1969.

Harold M. Vester
Harold M. Vester

Henry M. Vester
Henry M. Vester

Helen P. Vester
Helen P. Vester

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Henry M. Vester, unmarried, and Harold M. Vester and wife, Helen P. Vester, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of May, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

BOOK 1335 PAGE 120

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Harold M Vester
Affiant

Sworn to and subscribed before me,
this 21st day of May, 1969.

Rean E Tackett Jr
Notary Public

My commission expires: July 26, 1970

HENRY M. VESTER, unmarried

TO:

HAROLD M. VESTER and wife,
HELEN P. VESTER

WARRANTY DEED

RETAINING LIFE ESTATE
AND LIEN

LAW OFFICES
REAU E. FOLK, JR.
SUITE 112, STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

A 4 1 4 9 4

IDENTIF. REFERENCE

MAY 22 12 18 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 22'69 CONV
MAY 22'69 STAX
MAY 22'69 RECFEE
MAY 22'69 WDEED

*5,000.00

B* 13.00
B* .50
B* 7.50 * 21.00

BOOK 4335 PAGE 121