THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY AT LAW, 1414 PARKWAY TOWERS, NASHVILLE, TENNESSEE, 37219.

WARRANTY DEED

BOOK 4449 PAGE 691

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Ann Marie Humes (NAME)	Mrs. Ann Marie Humes (NAME)	Map 92-6
2521 Herman Street (STREET ADDRESS OR ROUTE NUMBER)	2521 Herman Street (STREET ADDRESS)	Par. 360
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------

----------($10.00)----------*Dollars,*

We, Clarence D. Laster and wife, Vaneeda Laster, Laura Etta Watkins and husband, Harry Watkins, John B. Laster, Jr. (unmarried), William Earl Laster and wife, Mamie Laster, James Warren Laster (unmarried), Rondal Lee Laster, also known as Ronald Lee Laster (unmarried), Larry Laster (unmarried), Harold Dean Laster and wife, Sandra Laster, Charles Edward Laster and wife, Clara Laster, and Annie Marie Hume, also known as Ann Marie Humes, and husband, Bennie Humes, constituting all the heirs at law and all of the devisees under the will of John B. Laster, deceased, who was also known as John B. Lassiter and as Johnnie B. Laster, and their respective spouses,

have this day bargained and sold, and do hereby transfer and convey unto the said Ann Marie Humes, a life estate for and during her natural life. in and to

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 23 on the Plan of Faulconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 of the Boyd McNairy Plan, of record in Book 57, page 121, Register's Office for said County. Said Lot No. 23 fronts 36 feet on the southerly side of Jackson Street and runs back between parallel lines, with the easterly margin of Faulconer Street, 108 feet more or less, to an alley. Being the same property conveyed to Johnnie B. Lassiter and wife, Laura Lassiter, by deed from John Laster and wife, Effie Laster, and James Laster and wife, Mattie Laster, of record in Book No. 1315, page 46, said Register's Office. Whereas the said John B. Laster died testate in Davidson County, Tennessee, on July 22, 1969, and his will, probated August 4, 1969 in the Probate Court of said County provided for sale of said real estate and division of the proceeds among his ten (10) children, Clarence D. Laster, Laura Etta Watkins, Annie Marie Hume, John B. Laster, Jr., William Earl Laster, James Warren Laster, Rondal Lee Laster, Larry Laster, Harold Dean Laster, and Charles Edward Laster, it is the intention of all of said children and their respective spouses, by this conveyance to carry out their mutual agreement to retain said property for said devisees subject to the life estate which they are carving out and conveying to the said Ann Marie Humes by this instrument.
The said Laura Lassiter predeceased her husband, Johnnie B. Lassiter.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,500.00

Subscribed and sworn to before me, this the 7-21 day of August 19 70

My commission expires: 6/19/73 (Affix Seal)

Affiant

Notary Public

This is improved (X) unimproved ( ) property, known as 2521 Herman Street, Nashville, Tennessee (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ann Marie Humes, a life estate for an during her natural life,

And We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* life estate in said Ann Marie Humes

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 1st *day of* August *19* 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clarence D. Laster
Clarence D. Laster

Vaneeda Laster
Vaneeda Laster

Laura Etta Watkins

Harry Watkins
Harry Watkins

John B. Laster, Jr.

William Earl Laster
William Earl Laster

Mamie Laster

James Warren Laster
James Warren Laster

Ronald Lee Laster Rondal Lee Laster
Ronald Lee Laster Rondal Lee Laster

Larry Laster
Larry Laster

Harold Dean Laster
Harold Dean Laster

Sandra Laster
Sandra Laster

RECORDER'S MEMO: Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

Charles Edward Laster — Clara Laster
Charles Edward Laster — Clara Laster

(Mrs) Annie Marie Hume — Ann Marie Humes — Bennie Humes
Annie Marie Hume — Ann Marie Humes — Bennie Humes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Anita Louise Fitzgerald, *a Notary Public in and for said County and State,* Clarence D. Laster, Vaneeda Laster, Laura Etta Watkins, Harry Watkins, John B. Laster, Jr., , Mamie Laster, James Warren Laster, Ronald Lee Laster, Larry Laster, Harold Dean Laster, Sandra Laster, Charles Edward Laster, Clara Laster, Annie Marie Hume, and Bennie Hume *the within named 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 1st *day of* August, *19* 70

Anita Louise Fitzgerald *Notary Public*

Commission expires 11/1/72

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Avon N. Williams, Jr., *a Notary Public of the State and County aforesaid, personally appeared* William Earl Laster *with whom I am personally acquainted,* ~~and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the within named corporation,~~ one of the bargainors, *executed the foregoing instrument for the purpose therein contained.*

Witness my hand and seal, at office in Nashville, Tennessee
this 1st *day of* August, *19* 70.

Avon N. Williams, Jr. *Notary Public*

Commission expires 8/7/71

NOTARY PUBLIC DAVIDSON COUNTY

RECORDER'S NOTE
Illegibility of Writing, Typing or
Document Unsatisfactory When

OCT-2??	CONV	*2,500.00			
OCT-2??	S'TAX		A*	6.50	
OCT-2??	PR'FEE		A*	.50	
OCT-2??	W'DEED		A*	3.00	* 10.00

WARRANTY DEED

FROM

CLARENCE D. LASTER, ET AL

TO

ANN MARIE HUMES

A 9 1 9 5 6

IDENTIF. REFERENCE

OCT 2 4 09 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE