THIS INSTRUMENT WAS PREPARED BY:
WILKINS [illegible] ATTORNEYS
M2 STA[illegible]
NASHVILLE, [illegible]

BOOK 4658 PAGE 406

LIFE ESTATE RESERVED
WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jennie Mary Nixon, et al	Same	Map-117-4
(NAME) 1510 Paris Avenue	(NAME)	Par-195
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the love and affection which I have for the grantees herein after named, I, Mrs. Julia Fitzgerald,

have this day bargained and sold, and do hereby transfer and convey unto the said JENNIE MARY NIXON, JOE LEE HARPER, AND ROSALYN R. BUCHANAN, each as to an undivided one-third interest, their

(successors), heirs and assigns,

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

BEING Lot No. 52 and the easterly 7 1/2 feet of Lot 53 on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 52 and 53 adjoin and front together 125 feet on the northerly side of Paris Avenue and run back between parallel lines 130.5 feet to an alley.

BEING the same property conveyed to Mrs. Julia Fitzgerald by Deed from Lester Akin, of record in Book 4111, page 793, Register's Office for said County.

Reserving unto the grantor, Mrs. Julia Fitzgerald, an estate for life, during her life time, together with the power to mortgage or otherwise encumber, sell, transfer, convey or otherwise dispose of said real property, during her life time, without the joinder of any remainderman.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 50.00

Subscribed and sworn to before me, this the 27TH day of NOVEMBER 19 72

Affiant

My commission expires: 5-1-76 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 1510 Paris Avenue, 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 GRANTEES, their

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their

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

Witness my *hand this* 27th *day of* November, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs. Julia Fitzgerald

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mrs. Julia Fitzgerald

the within named bargainor, 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 27th day of November, 19 72

John V. Adams
Notary Public

Commission expires 5-1-76

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the ....., the within named bargainor, a corporation, and that .....he as such..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

LIFE ESTATE RESERVED

WARRANTY DEED

FROM

MRS. JULIA FITZGERALD

TO

JENNY MARY NIXON,

ET AL

NOV 27 72 MISC A* 4.00 * 4.00

B 8 5 4 9 7

IDENTIF. REFERENCE

Nov 27 3 19 PM '72

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

MR. PAUL C. PEARCE
ATTORNEY AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENN. 37201