This instrument was prepared by
John L. Mitchell, Attorney
Clarksville, Tennessee 37040

91-15-181
91-15-182

HENRIETTA E. BAGWELL

TO: DEED

HERSHEL S. HIGHSMITH, SR.

FOR AND IN CONSIDERATION of the love and affection which I have for my brother, HERSHEL S. HIGHSMITH, SR., I, HENRIETTA E. BAGWELL, have this day bargained and sold and do hereby transfer and convey unto HERSHEL S. HIGHSMITH, SR. and to his heirs and assigns forever, all my right, title, and interest, the same being in a life estate, in and to the following described real estate, situated in Davidson County, Tennessee, to wit:

TRACT I: Land in Davidson County, Tennessee, being the West 160 feet of the North 150 feet of Block 16 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for said County, and described as follows: Beginning at the southeast intersection of Nevada Avenue and 52nd Avenue, North; thence easterly along the southerly margin of Nevada Avenue 160 feet to a point; thence southerly parallel to 52nd Avenue, North, 150 feet to the northerly margin of a 20-foot alley; thence with the margin of the same and parallel to Nevada Avenue, westerly 160 feet to the easterly margin of 52nd Avenue North; thence with the margin of the same northerly 150 feet to the point of beginning.

Being the same property conveyed to Clarence E. Bagwell and wife, Henrietta E. Bagwell, by deed of record in Deed Book 1468, page 507, of the Register's Office for Davidson County, Tennessee. Clarence E. Bagwell is deceased and Henrietta E. Bagwell is the surviving tenant by the entirety.

TRACT II: Land in Davidson County, Tennessee, being part of Block No. 16 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in book 421, page 18, Register's Office for said County.

Said part of Block No. 16 fronts 50 feet on the southerly side of Nevada, formerly 3rd, Avenue and runs back between parallel lines, parallel with and 110 feet west of the westerly margin of 51st, Avenue North, 150 feet to an alley.

Being the same property conveyed to C. E. Bagwell and wife, Henrietta Bagwell, by deed of record in Deed Book 1537, page 121, of the Register's Office for Davidson County, Tennessee. C. E. Bagwell is deceased and Henrietta Bagwell is the surviving tenant by the entirety.

Both tracts above were conveyed to Hershel S. Highsmith, Sr., subject to my life estate, by deed of record in Deed Book 6268, Page 217, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD all my right, title, and interest in said real estate, the same being a life estate, unto the said HERSHEL S. HIGHSMITH, SR., and to his heirs and assigns forever.

GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, that she has a good and lawful right to convey the same, that it is unencumbered, that she will forever warrant and defend the the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto signed on this the 2nd day of August, 1985.

Henrietta E. Bagwell

HENRIETTA E. BAGWELL

GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

On this 2nd day of August, 1985, before me personally appeared HENRIETTA E. BAGWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Patricia Demonbreun

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires My Commission Expires April 20, 1986

Send tax statements to: Hershel S. Highsmith Sr.

P.O. Box 90771

Nashville, TN 37209-0771

RUSH

2557.5

IDENTIFI REFERENCE

AUG 2 1 13 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN