100611

O. K. Kirby et ux
To
A. B. King Jr. Trustee
Corinne Kirby

STATE TAX $ 32
PROBATE
TOTAL $ 32

JUN 2 1953

JNO. B. COBB
County Court Clerk
DAVIDSON COUNTY, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 2nd day of June 1953 at 11:29 o'clock A.M.
Noted in Book 80 Page 347
Recorded in Book ____ Page ____
Recording Fee $1.00
JAMES P. WILSON, Register
By M. McSpadden Dep. Reg.

FOR AND IN CONSIDERATION of the sum of ONE & NO/100 DOLLARS ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to Corinne Kirby, and to create in the said Corinne Kirby a separate estate, we, O. K. Kirby and wife, Corinne Kirby, have bargained and sold and by these presents do hereby transfer and convey unto A. B. King, Jr., Trustee, his heirs and assigns, the following described tract or parcel of land, to-wit:

"Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 12 on the Map of East Hill Addition, as of record in Book 332, page 33, Register's Office for said County.

Said part of said Lot No. 12 fronts 50 feet on the northerly side of Delmas Avenue and runs back between parallel lines, 191.5 feet, more or less, to a dead line.

Being the same property conveyed to O. K. Kirby and wife, Corinne Kirby, by deed from Delton D. Webb and wife, of record in Book 1874, page 551, said Register's Office."

Said property is conveyed subject to indebtedness secured by deed of trust of record in Book 2162, page 127, Register's Office for said County, and subject to restrictions as of record.

And we do covenant with the said A. B. King, Jr., Trustee, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered, except as hereinabove set out.

And we, O. K. Kirby and wife, Corinne Kirby, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said A. B. King, Jr., Trustee, his heirs and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said A. B. King, Jr., Trustee, for the consideration of ONE & NO/100 DOLLARS ($1.00), cash in hand paid, 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 Corinne Kirby, for her separate estate, free from the contracts and marital rights of her present or any future husband, with full rights to sell, alien or otherwise convey as if she were a femme sole, 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 said indebtedness and restrictions as hereinabove set out.

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

WITNESS our hands this 1st day of June, 1953.

O K Kirby
Corinne Kirby

A B King Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named O. K. Kirby and wife, Corinne Kirby, and A. B. King, Jr., Trustee, 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 Madison, Tennessee, this the 1st day of June, 1953.

W. H. Landis
Notary Public

My Commission Expires
April 25, 1954