K 2243

WARRANTY DEED
FRANK WILLIS ET UX
TO
FORREST B. TOLBERT, TRUSTEE
TO
ALYCIA WILLIS
Re: G-92572 - do
mk

7246

STATE OF TENNESSEE
DAVIDSON COUNTY
Received in Book 27 Page 110
DEC 28 1953
Register

FOR AND IN CONSIDERATION of the sum of ONE AND 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 Alycia Willis, to create a separate estate, we, Frank Willis and wife, Alycia Willis, have bargained and sold and by these presents do hereby transfer and convey unto Forrest B. Tolbert, Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

"Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No.294, on the Map of E. T. McGavock & Others' Addition, of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Frank Willis and wife, Alycia Willis, by deed from Allen Dobson and wife, of record in Book 2241, page 452, said Register's Office."

Said property is conveyed subject to an indebtedness set forth in and secured by vendor's lien retained in the above deed in Book 2241, page 452, of said Register's Office.

And we do covenant with the said Forrest B. Tolbert, 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 by the vendor's lien above referred to.

And we, Frank Willis and wife, Alycia Willis, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Forrest B. Tolbert, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Forrest B. Tolbert, Trustee, for the consideration of One and 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 ALYCIA WILLIS, for her sole and separate use, free from the debts and contracts of her present, or any future husband, with full power vested in her to sell, mortgage or otherwise convey, as if she were a feme sole, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, subject to the said Vendor's lien hereinabove referred to.

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

WITNESS our hands, this the 23rd day of December, 1953.

Forrest B. Tolbert
Forrest B. Tolbert, Trustee

Frank Willis
Frank Willis

Alycia Willis
Alycia Willis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named Frank Willis and wife, Alycia Willis, and Forrest B. Tolbert, 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 Nashville, Tennessee, this the 23rd day of December, 1953.

Nancy Junius Hicks
Notary Public

My Commission expires July 11, 1956.

PG 406