K 2652

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, and for the express purpose of creating a separate estate, as hereinafter set forth, we, the undersigned James G. Landers and wife, Margaret C. Landers, have bargained and sold and by these presents do hereby transfer and convey unto Calvin Cockrill, Trustee, his successors and assigns, the following described tract of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Map of Stardust Acres, of record in Book 1424, page 92, Register's Office for said County.

Said Lot No. 88 fronts 91 feet on the easterly side of Saturn Drive and runs back between lines, 185.9 feet on the northerly line and 192.6 feet on the southerly line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to James G. Landers and wife, Margaret C. Landers, by deed from M. D. Hale and wife, Margaret C. Hale, of record in Book 1717, page 193, said Register's Office.

Said property is conveyed subject to restrictions of record in Book 1682, page 1, Register's Office for Davidson County, Tennessee, the plan of record in Book 1424, page 92, and subject also to Deeds of Trust of record in Book 1705, page 247, and in Book 1705, page 255, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Calvin Cockrill, Trustee, his successors and assigns, forever.

And we do covenant with the said Calvin Cockrill, 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 restrictions and the plan above referred to and the Deeds of Trust of record in Book 1705, page 247, and in Book 1705, page 255, Register's Office for Davidson County, Tennessee.

And we, James G. Landers and wife, Margaret C. Landers, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said Calvin Cockrill, Trustee, his successors and assigns, against the lawful claims of all persons, whomsoever.

AND, NOW, I, the said Calvin Cockrill, Trustee, for and in consideration of ONE AND NO/100 ($1.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, and for the express purpose of carrying out the purpose of this conveyance, as above set forth, do hereby transfer and convey unto Margaret C. Landers, to 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, said property being conveyed subject to the same restrictions, of record in Book 1682, page 1, the plan of record in Book 1424, page 92, and the Deeds of Trust of record in Book 1705, page 247, and in Book 1705, page 255, above 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 Margaret C. Landers, as aforesaid, her heirs and assigns, forever.

And I, in my capacity as Trustee only, and no further or otherwise, do covenant with the said Margaret C. Landers that I am 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 Deeds of Trust, restrictions and plan hereinabove referred to, and I further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said Margaret C. Landers, her heirs and assigns, against the lawful claims of all persons whomsoever, but I warrant only as to such title coming to or through me by this instrument, and no further or otherwise.

WITNESS our hands this 25th day of June, 1957.

Calvin Cockrill Trustee
Calvin Cockrill, Trustee

James G. Landers
James G. Landers

Margaret C. Landers
Margaret C. Landers

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