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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1003 — Published by Tennessee Title Company

FOR AND IN CONSIDERATION of the sum of ONE and 00 100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a separate estate

We, J. W. Burks and wife, Nellie S. Burks

have bargained and sold, and by these presents do hereby transfer and convey unto L. D. Richards, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being the West 67 feet more or less of Lot No. 85 on the Map of the Barrow Plan of Lots, of record in Plan Book 1, page 68, of the Chancery Court at Nashville.
Said part of said lot fronts 67 feet more or less on the North side of Torbitt Street and runs back between parallel lines, along the easterly margin of 28th Avenue North, formerly Barrow Avenue, 200 feet more or less to an alley.
Being the same property conveyed to J. W. Burks and wife, Nellie S. Burks, by deed from J. S. Johnson et al, of record in Book 1403, page 465, Register's Office for said County.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said L. D. Richards, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, J. W. Burks and wife, Nellie S. Burks do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said L. D. Richards, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said L. D. Richards, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the 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 Nellie Sue Atwood Burks, 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, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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

And I do covenant with the said Nellie Sue Atwood Burks, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, L. D. Richards, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Nellie Sue Atwood Burks, as aforesaid, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of October, 19 57

J. W. Burks
Nellie S. Burks
L. D. Richards, Trustee.

TENNESSEE TITLE COMPANY

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