BK 2801

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 tenancy by the entirety

We, William B. Mulvihill and wife, Mary Agnes Mulvihill,

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

Being a part of Lot No. 31 on the Belmont Land Company's Plan, of record in Book No. 421, Page 34, of the Register's Office for Davidson County, Tennessee.

Said part of lot No. 31 begins at the southwesterly corner of said lot and runs thence northerly with the east margin of an alley 207 feet, more or less, to an alley; thence eastwardly with the south margin of said alley 128 feet, more or less, to Lipscombs West Line; thence with his West line southerly 192 feet to Ashwood Avenue; thence westerly with the north margin of Ashwood Avenue 50 feet, to the point of beginning;

Being the same property conveyed to William B. Mulvihill by deed from K. O. Reid, as of record in Book 644, Page 525, said Register's Office.

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

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

And we, William B. Mulvihill and wife, Mary Agnes Mulvihill do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Earl A. McNabb, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Earl A. McNabb, 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 William B. Mulvihill and wife, Mary Agnes Mulvihill,

their 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 William B. Mulvihill and wife, Mary Agnes Mulvihill, their heirs and assigns, forever.

And I do covenant with the said William B. Mulvihill & wife, Mary Agnes Mulvihill, that I Earl A. McNabb am lawfully seized and possessed of said land and have a good right to convey it.

And I, Earl A. McNabb, 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 William B. Mulvihill and wife, Mary Agnes Mulvihill, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of August, 1958.

William B. Mulvihill

Mary Agnes Mulvihill

Earl A. McNabb, Trustee.

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