K 2884

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ TEN & 00/100 ($10.00) ---------- DOLLARS

cash in hand paid by grantees herein, and for other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Eleanor M. Benedict, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES B. WHITWORTH, JR. AND ELEANOR WHITWORTH SISK, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 55 on the Original Plan of the Town of Nashville, not of record, and described as follows:

BEGINNING on the easterly margin of Fourth Avenue North, formerly Cherry Street, 33 feet southerly from the corner of Lots Nos. 54 and 55, being the southwest corner of a part of said Lot No. 55 purchased by Thos. S. Weaver from Ella Bailey, by deed registered in Book 324, page 502, Register's Office for said County; running thence southwardly, with the easterly margin of Fourth Avenue North, 66 feet 11 inches, more or less, to the southwest corner of the building now standing on the lot herein described, known as the Presbyterian Building, and formerly known as the Cumberland Presbyterian Publishing House; thence eastwardly at right angles to Fourth Avenue North, 174-1/3 feet more or less to an alley; thence northwardly with the westerly margin of said alley 66 feet 11 inches, more or less, to the south line of said Weaver property, being 33 feet from the line between said Lots Nos. 54 and 55; thence westwardly with the said line of the Weaver property 174-1/3 feet to the beginning.

Being the same property conveyed to Eleanor M. Benedict, Trustee for the two beneficiaries, Charles B. Whitworth, Jt. and Eleanor Whitworth, now Sisk, who are the grantees herein, by deed of record in Book 1334, page 64, Register's Office for said County. The entire purchase price for the land was paid by the grantees herein and the intent and purpose of this instrument is to abolish the trust of Eleanor M. Benedict Trustee, and vest the fee simple title in the two beneficiaries, the grantees herein, a one-half undivided interest each.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles B. Whitworth, Jr. and Eleanor Whitworth Sisk, their heirs and assigns, forever.

And I do covenant with the said Charles B. Whitworth, Jr. and Eleanor Whitworth Sisk 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.

And I, Eleanor M. Benedict, Trustee, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Charles B. Whitworth, Jr. and Eleanor Whitworth Sisk, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 31 day of December, 1958

Eleanor M. Benedict, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, W. F. Greenwood, a Notary Public in and for said County and State, the within named Eleanor M. Benedict, as Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31 day of December, 1958

Commission expires My Commission Expires April 23, 1960

W. F. Greenwood
Notary Public

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PG 27