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 an estate as tenants by the entireties

~~We,~~ I, Ada Mattie Amanda Patterson

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 westerly one-half of Lot No. [illegible] on the Plan of Englewood Place, of record in Book 35%, page 101, Register's Office for said County.
Said part of Lot No. [illegible] fronts 50 feet on the southerly side of Nethaway Avenue and runs back between parallel lines 205 feet to a dead line.
Being the same property conveyed to Festus Ewing Patterson and wife, Lillie C. Patterson, for and during their lives or the life of the survivor, and the remainder interest to Ada Mattie Amanda Patterson, by deed from Ada Sellars Myers and husband, of record in Book 1[illegible], page 364, Register's Office foresaid County, the said Festus Ewing Patterson and wife, Lillie C. Patterson, having since died.

[redacted]

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

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

And ~~we~~ I, Ada Mattie Amanda Patterson ~~does~~ do further covenant and bind ~~ourselves, our~~ myself, my 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 Ada Mattie Amanda Patterson Bayer and husband, Wyatt J. Bayer,

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 Ada Mattie Amanda Patterson Bayer and husband, Wyatt J. Bayer, their heirs and assigns, forever.

And I do covenant with the said Ada Mattie Amanda Patterson Bayer and husband, Wyatt J. Bayer, 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 Ada Mattie Amanda Patterson Bayer and husband, Wyatt J. Bayer, their 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 June, 19 58.

Ada Mattie Amanda Patterson
Ada Mattie Amanda Patterson

L. D. Richards
L.D. Richards, Trustee.

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