BK 3027

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, C. H. DOWLEN

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:

Being Lot No. 244 on the Plan of Section "B", Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for said County, and also shown on the plan of record in Book 1879, page 325, Register's Office.
Said Lot No. 244 fronts 99.9 feet on the west side of Cheves Street and runs back between lines, 91.3 feet on the north line and 122.3 feet on the south line, to a dead line in the rear which is a broken line, on which it measures 105.5 feet.
Being the same property conveyed to C. H. Dowlen, by deed from Walter R. Moore and wife, as of record in Book 2276, page 201, 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~~ I, C. H. DOWLEN 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 C. H. DOWLEN AND WIFE, RUTH K. DOWLEN

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 C. H. DOWLEN AND WIFE, RUTH K. DOWLEN, their heirs and assigns, forever.

And I do covenant with the said C. H. DOWLEN AND WIFE, RUTH K. DOWLEN, that I L. D. RICHARDS 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 C. H. DOWLEN AND WIFE, RUTH K. DOWLEN, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd. day of February, 1960.

C. H. Dowlen

L. D. Richards

L. D. Richards Trustee.

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