BK 3096

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 sole and separate estate

We, J. W. BURKS AND WIFE, NELLIE SUE 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: Being in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being a part of a tract of land known as Maplewood, and being a part of Lot No. 4 on the Plan of the Real Estate of William Phillips, deceased, of record in Book 57, page 21, Register's Office for said County, described as follows: BEGINNING at a point the northeast corner of Lot No. 3 in the corner of a fence; thence with the east line of Lots Nos. 3 and 4, South 5-3/4° west 1224 feet to a point which is 200 feet north of the centerline of a Boulevard or Road running through said Maplewood Tract of land; thence south 88½° west, parallel to the centerline of said Boulevard 100 feet; thence south 5-3/4° west 200 feet to the center line of said Boulevard; thence with the center line of the same, south 88½° west 425 feet to a point, South 69½° west 218.5 feet to a point; thence leaving said Boulevard and running North 5-3/4° east 1593 feet to the north line of Lot No. 3; thence with the line of the same, South 83-3/4° East 716½ feet more or less to the point of beginning.

Being the same property conveyed to J. W. Burks and wife, Nellie Sue Burks, by deed from Thelma Campbell Harris, a widow, as of record in Book 1852, page 85, 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 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 SUE 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 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 BURKS, as hereinabove set out, her heirs and assigns, forever.

And I do covenant with the said NELLIE SUE BURKS, 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 NELLIE SUE BURKS, as herein above set out, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of June, 19 60

J. W. Burks
J. W. Burks

Nellie Sue Burks
Nellie Sue Burks

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

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