K 3157

Book 917 Page 197

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 in fee simple in Lizzie E. Hand,

We, Earl Hand and wife, Lizzie E. Hand,

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

A certain parcel or tract of land in Davidson County, Tennessee, being Lot No. 66 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County.

Said Lot No. 66 fronts 70 feet on the east side of Warrenton Place and runs back between parallel lines 150 feet to a dead line.

Being the same property that was conveyed to Earl Hand and wife, Lizzie E. Hand, by deed of General Homes, Inc., dated July 1, 1948, of record in said Register's Office in Book 1631, page 555.

This conveyance is made expressly subject to the lien of a certain deed of trust made by General Homes, Inc. to Marvin H. Barry, Trustee, dated July 1, 1948, given to secure the original principal sum of $7,700.00.

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

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

And we, Earl Hand and wife, Lizzie E. Hand, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Donna H. Keyes, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Donna H. Keyes, 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 Lizzie E. Hand, as her sole and separate estate, free and clear of all claims of any present or future husband, 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 Lizzie E. Hand, as her sole and separate estate, her heirs and assigns, forever.

And I do covenant with the said Lizzie E. Hand, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Donna H. Keyes, 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 Lizzie E. Hand, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of October, 19 60.

Earl Hand
Lizzie E. Hand
Donna H. Keyes, Trustee.

TENNESSEE TITLE COMPANY

G 407