K 3180

WARRANTY DEED — ATTORNEYS 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 separate estate

We, Milton Grossman and wife, Barbara S. Grossman

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

Land in Davidson County, Tennessee, being Lot No. 203 on the plan of Hillwood Estates, Section 9, Part I, as of record in Book 2331, page 27, Register's Office for said county, described as follows: BEGINNING on the southwesterly margin of Darden Place at the corner of Lots Nos. 202 and 203, thence with the line between said two lots southwestwardly 242.54 feet; thence south 51° 21' east 290.25 feet to the northwesterly margin of Hickory Valley Road; thence with the same northeastwardly 212.05 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 39.27 feet to the southwesterly margin of Darden Place, thence with same northwestwardly 265 feet to the beginning.
BEING the same property conveyed to Milton Grossman and wife, Barbara S. Grossman by deed from H. G. Hill Realty Company as of record in Book 2439 and page 303, Register's Office for Davidson County, Tennessee.

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

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

And we, Milton Grossman and wife, Barbara S. Grossman do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Quentin L. Housholder, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Quentin L. Housholder, 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 Barbara S. Grossman, for her sole and separate use,

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 Barbara S. Grossman her heirs and assigns, forever.

And I do covenant with the said Barbara S. Grossman, that I Quentin L. Housholder, Trustee, am lawfully seized and possessed of said land and have a good right to convey it.

And I, Quentin L. Housholder, 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 Barbara S. Grossman, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30 day of December, 1960.

Milton Grossman
Barbara S. Grossman
Quentin L. Housholder
Trustee.

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