K 3180

Book 3180 Page 501

501

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. D. REEVES AND WIFE, ZELLAH MAE REEVES,**

have bargained and sold, and by these presents do hereby transfer and convey unto

B. W. HOWARD, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 38 on the Map of Madison Realty Company's Subdivision, as of record in Book 547, page 164, Register's Office for said County.
Said Lot No. 38 fronts 50 feet on the northerly side of Harrington Street, and runs back between parallel lines, 190 feet to a dead line.
Being the same property conveyed to J. D. Reeves and wife, Zellah Mae Reeves, by deed from Graves Pate and wife, as of record in Book 1116, page 148, 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 **B. W. HOWARD**, 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. D. Reeves and wife, Zellah Mae Reeves** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said **B. W. Howard**, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said **B. W. Howard**, 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 **ZELLAH MAE REEVES, 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 **ZELLAH MAE REEVES, as hereinabove set out,** her heirs and assigns, forever.

And I do covenant with the said **Zellah Mae Reeves,** that I **B. W. Howard** am lawfully seized and possessed of said land and have a good right to convey it.

And I, **B. W. Howard**, 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 **Zellah Mae Reeves** her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 7th day of **February**, 1961.

J. D. Reeves

Zellah Mae Reeves

Zellah Mae Reeves

B. W. Howard, Trustee.

TENNESSEE TITLE COMPANY

G 501