K 3221

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 tenancy by the entirety.

We, Byron Redden, Jr. and wife, Audrey Redden,

have bargained and sold, and by these presents do hereby transfer and convey unto F. Clay Bailey, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit: A parcel of land in the 2nd Civil District of Davidson County, Tennessee, being part of Lot No. 3 in the Plan of the division of the real estate of John Estes, deceased, described according to an unrecorded survey made by Geo.W.Watkins, Surveyor, dated May 5, 1959, more particularly described as follows, to-wit:

Said parcel of land begins at an iron pin in the center line of New Smith Springs Road and extends thence south 56° 30' east 375.8 feet to an iron pin; thence north 5° east 275 feet to an iron pin in the southerly margin of Old Smith Springs Road; thence with said margin of said Road, south 86° east 225 feet to a point where said margin intersects the center line of New Smith Springs Road; thence on a curve with said center line southeasterly 80 feet to the point of beginning.

Being the same property conveyed to Byron Redden, Jr. by deed from The Union Acceptance Corporation, a Tennessee corporation, of record in Book 2963, page 159, 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 F. Clay Bailey, Jr., Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Byron Redden, Jr. and wife, Audrey Redden, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said F. Clay Bailey, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said F. Clay Bailey, Jr., 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 Byron Redden, Jr. and wife, Audrey Redden,

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 Byron Redden, Jr. and wife, Audrey Redden, their heirs and assigns, forever.

And I do covenant with the said Byron Redden, Jr. and wife, Audrey Redden, that I F. Clay Bailey, Jr. am lawfully seized and possessed of said land and have a good right to convey it.

And I, F. Clay Bailey, Jr., 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 Byron Redden, Jr. and wife, Audrey Redden, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 22 day of April, 1961.

x Byron Redden Jr.
x Audrey R. Redden
F. Clay Bailey, Trustee.

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