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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 an estate as tenants by the entireties

We, LERTON M. ABERNATHY AND WIFE, DOROTHY V. ABERNATHY

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:

Land in Davidson County, Tennessee, being the northerly 52 feet of Lot No. 31 on the map of Haley Subdivision part of Block 5 in G. T. Sheegog's Subdivision at Bordeaux of record in Book 547, page 166, Register's Office for said County.
Said 52 feet of Lot No. 31 fronts on the westerly side of River Drive and extends back between lines approximately 178 feet on its southerly line and 175.8 feet on its northerly line, to the rear line of saidproperty on which it measures 50½ feet
Being the same property conveyed to Lerton M. Abernathy, by deed from Alva Haley McCuistion and husband, of record in Book 1513, page 33, 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, LERTON M. ABERNATHY AND WIFE, DOROTHY V. ABERNATHY 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 LERTON M. ABERNATHY AND WIFE, DOROTHY V. ABERNATHY, 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 LERTON M. ABERNATHY AND WIFE, DOROTHY V. ABERNATHY, their heirs and assigns, forever.

And I do covenant with the said LERTON M. ABERNATHY AND WIFE, DOROTHY V. ABERNATHY that I B. W. HOWARD, TRUSTEE 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 LERTON M. ABERNATHY AND WIFE, DOROTHY V. ABERNATHY, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of August, 19 61.

Lerton M. Abernathy
Lerton M. Abernathy
Dorothy V. Abernathy
Dorothy V. Abernathy
B. W. Howard
B. W. Howard, Trustee.

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