K 3277

SPECIAL DEED

For and in consideration of $10.00 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 by the entirety, I, Preston E. Stewart, Sr., have bargained and sold and by these presents do hereby transfer and convey unto Helen L. Jordan, Trustee, her successors and assigns, the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lots Nos. 188 and 189, on the Map of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.
> Said lots adjoin and front 50 feet each on the southerly side of Albion Street and run back between parallel lines 140 feet to an alley.
> Being the same property conveyed to Preston E. Strewart, Sr., by deed from Robert Tinsley, unmarried, of record in Book 1730, page 529, said Register's Office.

Said property is conveyed subject to such limitations and encumbrances as may effect the premises and I do covenant with the said Helen L. Jordan, Trustee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Helen L. Jordan, Trustee, her successors and assigns against the lawful claims of all persons whomsoever.

And now I, the said Helen L. Jordan, Trustee for and in consideration of the sum of $1.00 cash in hand paid the receipt of which is hereby acknowledged, and for the express purpose of carrying out the interest of this conveyance as above set out do hereby transfer and convey into Preston E. Stewart, Sr., and wife, Blondelle W. Stewart, their heirs and assigns forever.

And I do covenant with the said Preston E. Stewart and wife, Blondelle W. Stewart that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Helen L. Jordan, 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 grantee herein to the said Preston E. Stewart, Sr., and wife,

G 521