K 3286

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 in Evelyn G. Choppin

We, Samuel Walker Choppin and wife, Evelyn G. Choppin

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

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Harding Park of record in Book 2331, page 120, Register's Office for said County.

Said Lot No. 24 fronts 116 feet on the southeasterly side of Cargile Road and runs back between lines, 190.7 feet on the northeasterly line and 197.7 feet on the southwesterly line to a dead line in the rear on which it measures 157 feet.

Being the same property conveyed to Samuel Walker Choppin and wife, Evelyn G. Choppin, by deed from Harding Park Company, a partnership, etc., of record in Book 2595, page 97, 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 Jno. B. Cobb, 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, Samuel Walker Choppin and wife, Evelyn G. Choppin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jno. B. Cobb, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Jno. B. Cobb, 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 Evelyn G. Choppin, 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 Evelyn G. Choppin, her heirs and assigns, forever.

And I do covenant with the said Evelyn G. Choppin, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Jno. B. Cobb, 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 Evelyn G. Choppin, 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 September, 19 61.

Samuel W. Choppin

Evelyn G. Choppin

Jno. B. Cobb, Jr., Trustee.

STATE TAX $ 7.13
PROBATE .50
TOTAL $ 7.63

OCT 20 1961

COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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