BK 3308

SPECIAL DEED

For and in Consideration of the sum of One Dollar ($1.00) 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, Alvin Bodenheimer, have bargain and sold, and by these presents do hereby transfer and convey unto J. F. McClellan, Trustee, his successors and assigns the following described tract or parcel of land to wit:

Land in Davidson County, Tennessee, being Lot No. 189, on the Map of Neill S. Brown's addition to East Nashville, of record in Book 57, page 50, Register's Office for said County.
Said Lot No. 189 fronts 50 feet on the easterly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.
Being the same property conveyed to Alvin Bodenheimer, by deed from Mary P. Perkins of record in Book 3180, page 395, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumberances as may affect to premises, and I do covenant with the said J. F. McClellan, Trustee, that I am lawfully seized and possessed, of said land in fee simple, and have a good right to convey it, and I, Alvin Bodenheimer, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said J. F. McClellan, Trustee, his successor, and assigns, against the lawful claims of all persons whomsoever.

And now I the said J. F. McClellan, 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 intent of this conveyance, as above set out, do hereby transfer and convey unto Alvin Bodenheimer and wife, Maggie Lee Bodenheimer, their heirs and assigns, the same property herein above described set forth, to which reference is heremade, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may effect 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 Alvin Bodenheimer and wife, Maggie Lee Bodenheimer, their heirs and assigns forever.

And I do covenant with the said Alvin Bodenheimer, and wife, Maggie Lee Bodenheimer, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, J. F. McClellan, 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 Alvin Bodenheimer and wife, Maggie Lee Bodenheimer, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, We have hereunto set our hands on this 27th day of October, 1961.

Alvin K. Bodenheimer

J. F. McClellan Trustee

DOCUMENTARY

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