BK 3309

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 Estate in Entirety

We, Gladys K. Smith Hardy, Matlyn D. Smith Cloyd, Addiepearl E. Smith White, and Albert E. Smith, surviving children of Mattie B. Wilson Smith

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

Land in Davidson County, Tennessee being the northerly 30.3 feet front and the northerly 29.5 feet rear of Lot No. 86 and all of Lot No. 85 on the Plan of S. A. Champion's Subdivision of lot 85 etc. on the Harding Plan as of record in Book 161, Page 132, Register's Office for said County.

Said lot and part of lot adjoin and front together 80.3 feet on the easterly side of 22nd Avenue and run back between lines 154.7 feet more or less to an alley and measure 79.5 feet thereon.

Being the same property conveyed to Mattie B. Wilson Smith, as heir of Horace Wilson and wife, Addie Wilson and by deed from O. D. Wilson and wife, Lena B. Wilson of record in Book 2643, Page 629, 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 W. D. Hawkins, 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, Gladys K. Smith Hardy, Matlyn D. Smith Cloyd, Addiepearl E. Smith White and Albert E. Smith do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. D. Hawkins, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said W. D. Hawkins, 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 Willis T. White and wife, Addiepearl E. White, 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 Willis T. White and wife, Addiepearl E. White, their heirs and assigns, forever.

And I do covenant with the said Willis T. White and wife, Addiepearl E. White, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, W. D. Hawkins, 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 Willis T. White and wife, Addiepearl E. White, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Addiepearl E. Smith White
Addiepearl E. Smith White

Albert E. Smith
Albert E. Smith

Gladys K. Smith Hardy
Gladys K. Smith Hardy

Matlyn D. Smith Cloyd
Matlyn D. Smith Cloyd

Trustee.

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