BK 3317

WARRANTY DEED — J 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 an estate by the entirety

We, Dorothy Combs Welch and husband, John P. Welch

have bargained and sold, and by these presents do hereby transfer and convey unto Lindley Murray Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Land in Davidson County, Tennessee, being Lot No. 61 and the westerly 25 feet of Lot No. 60 of Block "D" on the map of the subdivision of R. M. Dudley's 30-acre tract, not of record, described according to a survey made by Erle Drake, Surveyor, October 14, 1913, as follows:
Beginning on the southerly margin of Riverside Boulevard, at the common corner of lots nos. 61 and 62; thence with the line between said lots, southwardly 170 feet to the northerly margin of an alley; thence with the northerly margin of said alley, eastwardly 75 feet to the middle of Lot No. 60; thence with the middle line of said lot, northwardly 170 feet to the southerly margin of Riverside Boulevard; thence with the southerly margin of same, westwardly 75 feet to the beginning.
Being the same property conveyed to Dorothy Combs Bennett (now Dorothy Combs Welch) by deed from David W. Bennett, of record in Book 2345, page 381, Register's Office for Davidson County, Tennessee, and by deed from S. P. Holt and wife, of record in Book 1676, page 527, 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 Lindley Murray, 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, Dorothy Combs Welch and husband, John P. Welch do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lindley Murray, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Lindley Murray, 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 Dorothy Combs Welch and husband, John P. Welch

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 Dorothy Combs Welch and husband, John P. Welch their, heirs and assigns, forever.

And I do covenant with the said Dorothy Combs Welch and husband, John P. Welch, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Lindley Murray, 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 Dorothy Combs Welch and husband John P. Welch, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 11th day of January, 1962.

Dorothy Combs Welch

John P. Welch

Trustee.

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