BK 3339

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 an estate by the entireties persuant to Sec. 64-109 T.C.A.

We, Edna Wilson Sharer (formerly Edna Wilson Posey, a widow)

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

Being Lot No. 14 of Block "B" on the Map of Sunnymeade, as of record in Book 974, page 56 and 57, Register's Office for said County.

Said lot fronts 60 feet on the south side of Ardee Avenue and runs back between parallel lines, 140 feet to a dead line.

Being the same real property conveyed to Edward W. Posey, deceased, and wife, Edna Wilson Posey (now Edna Wilson Sharer), by deed from William M. Crump and wife, Mary D. Crump, of record in Book 2447, page 296, 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 Frank S. King, 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, Edna Wilson Sharer (formerly EdnaWilson Posey) do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank S. King, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Frank S. King, 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 Marvin N. Sharer, Sr. and wife, Edna Wilson Sharer, 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 Marvin N. Sharer, Sr. and wife, Edna Wilson Sharer, their heirs and assigns, forever.

And I do covenant with the said Marvin N. Sharer, Sr., and wife, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Frank S. King, 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 Marvin N. Sharer, Sr. and wife, Edna Wilson Sharer, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of January, 1962.

Edna Wilson Sharer

Marvin N. Sharer, Sr.

Frank S. King, Jr. Trustee.

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