K 3372

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

We, James E. Reed and wife, Marjorie Miller Reed

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 the easterly 27½ feet of Lot No. 58 on the Map of Hobson and Wheeless' Second Addition to Edgefield, now East Nashville, as of record in Book 21, page 21, Register's Office for said County.

Said part of Lot No. 58 fronts 27½ feet on the north side of Fatherland Street and runs back betwen parallel lines 170 feet to an alley.

Being the same property conveyed to Elizabeth Cartwright Reed and husband, James E. Reed, by deed from William R. H agan, of record in Book 1307, pa e 146, Register's Office for said County, the said Elizabeth Cartwright Reed having since died.

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, James E. Reed and wife, Marjorie Miller Reed 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 James E. Reed and wife, Marjorie Miller Reed, 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 James E. Reed and wife, Marjorie Miller Reed, their heirs and assigns, forever.

And I do covenant with the said James E. Reed and wife, Marjorie Miller Reed, 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 James E. Reed and wife, Marjorie Miller Reed, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of April, 1962.

James E. Reed

Marjorie Miller Reed

Jno. B. Cobb, Jr., Trustee.

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