K 3375

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, Aaron Lytton and wife, Willie Ann Lytton

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

Land in Davidson County, Tennessee, being the easterly 110 feet of Lots Nos. 47 and 48 on the Map of L. C. Thuss' Subdivision of a part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for said County.

Said parts of Lots Nos. 47 and 48 adjoin and front together 80 feet on the westerly side of 29th Avenue North, and run back between parallel lines, with the northerly margin of Booker Street, 110 feet to a dead line.

Being part of the same property conveyed to Aaron Lytton by deed from Annie Lytton, an unmarried person, of record in Book 1031, page 162, 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 Emmett H. Proctor, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Aaron Lytton and wife, Willie Ann Lytton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Emmett H. Proctor, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Emmett H. Proctor, 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 Aaron Lytton and wife, Willie Ann Lytton, Jr.,

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 Aaron Lytton and wife, Willie Ann Lytton, their heirs and assigns, forever.

And I do covenant with the said Aaron Lytton and wife, Willie Ann Lytton that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Emmett H. Proctor, 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 Aaron Lytton and wife, Willie Ann Lytton, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 9th day of May, 1962.

Aaron Lytton

Willie Ann Lytton

Emmett H. Proctor, Trustee.

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