K 3434

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 in Irene V. Clark an absolute fee in the subject real estate

We, Lowell W. Clark and wife, Irene V. Clark,

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

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 120 and the southerly 25 feet of Lot No. 121 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.

Said parts of Lot Nos. 120 and 121 front together 75 feet on the easterly side of Edwards Avenue and extend back between parallel lines 300 feet to a dead line.

Being the same real property conveyed to Lowell W. Clark and wife, Irene V. Clark, by deed from William True and wife, and recorded in Book 3252, page 31, 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 Eugene D. Jackson, 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, Lowell W. Clark and wife, Irene V. Clark do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Eugene D. Jackson, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Eugene D. Jackson, 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 Irene V. Clark, for her sole and separate use, free from the marital contract of her present husband or any future husband, her 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 Irene V. Clark, as set out above, her heirs and assigns, forever.

And I do covenant with the said Irene V. Clark, as set out above, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Eugene D. Jackson, 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 Irene V. Clark, as set out above, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 19th day of September, 19 62.

Lowell W. Clark

Irene V. Clark

Eugene D. Jackson, Jr.
Trustee.

[redacted]

G 103