K 3436

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 a tenancy by the entireties in Earl N. Horner and wife, Mildred Allen Horner,

We, Earl N. Horner and wife, Mildred Allen Horner,

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

Being Lot No. 107 on the Plan of Crest Meade, Section II, as of record in Book 2331, page 152, Register's Office for said County.

Said Lot No. 107 fronts 93 feet on the north side of Clematis Drive, and runs back 199.2 feet on the east line and 209.5 feet on the west line, to a dead line in the rear which is a broken line, on which it measures 140 feet.

And being the same property conveyed to Earl N. Horner by deed from Hallway Company of record in Book 2701, Page 260, 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 Joseph J. Lutin, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Earl N. Horner and wife, Mildred Allen Horner, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph J. Lutin, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Joseph J. Lutin, 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 Earl N. Horner and wife, Mildred Allen Horner,

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 Earl N. Horner and wife, Mildred Allen Horner, their heirs and assigns, forever.

And I do covenant with the said Earl N. Horner and wife, Mildred Allen Horner, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Joseph J. Lutin, 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 Earl N. Horner and wife, Mildred Allen Horner, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 1st day of October, 1962.

Earl N. Horner
Mildred Allen Horner
Joseph J. Lutin, Trustee.

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