BK 3466

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1003 Published by Tennessee 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 fee simple estate in the below described property in Marjorie L. Ferrell

We, John V. Ferrell, Jr. and wife, Marjorie L. Ferrell

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

Land in Davidson County, Tennessee being Lot No. 78 on the Plan of Birchwood Gardens, Section 2 of record in Book 2900, page 66, Register's Office for said county.

Said Lot No. 78 fronts 81 feet on the northerly side of Valley Park Drive and extends back 174.3 feet on the easterly line and 166 feet on the westerly line to a dead line measuring 81 feet thereon.

Being the same property conveyed to John V. Ferrell and wife, Marjorie L. Ferrell, by deed from Gaines and Gregory Construction Company, Inc., of record in Book 3164, page 369, Register's Office for said county.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Charles Galbreath, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, John V. Ferrell, Jr. and wife, Marjorie L. Ferrell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles Galbreath, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Charles Galbreath, 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 Marjorie L. Ferrell

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 Marjorie L. Ferrell, her heirs and assigns, forever.

And I do covenant with the said Marjorie L. Ferrell, that I Charles Galbreath am lawfully seized and possessed of said land and have a good right to convey it.

And I, Charles Galbreath, 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 Marjorie Ferrell, her 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 December, 19 62.

John V. Ferrell Jr.

Marjorie L. Ferrell

Charles Galbreath Trustee.

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