K 3467

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 entirety

We, John Thomas Hirsbrunner, being one and the same person as Thomas Hushburner, and wife, Charline S. Hirsbrunner

have bargained and sold, and by these presents do hereby transfer and convey unto William F. Burton, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Land in Davidson County, Tennessee, described as follows: Being Lot Nos.93 and 94 of the West Nashville Annex, as of record in Book 332, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 being described as follows: Said Lot, fully described in a deed to T. J. Hays and R. H. Woodfin of record in Book 340, page 87, said Register's Office, fronts 400 feet on the west side of Basswood Avenue, and extends back between lines 1,000 feet on the north line, and 871 feet on the south line, to the Cumberland River, containing 9.95 acres.

Said Lot No. 94 being described as follows: Beginning at a point in the center of Basswood Avenue, 1,600 feet southerly from the center of the intersection of Robertson Avenue and Basswood Avenue; thence westerly 871 feet to the Cumberland River; thence at right angles and with the low water mark of the Cumberland River southerly 850 feet, thence at right angles easterly 800 feet to the center of Basswood Avenue; thence at right angles and with the center of Basswood Avenue, northerly 635 feet, more or less, to the point of beginning.

Being the same property devised to John Thomas Hirsbrunner (being one and the same person as Thomas Hushburner), under the Will of Jim Cox, of record in Will Book 70, page 357, County Court Clerk'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 William F. Burton, 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, John Thomas Hirsbrunner and wife, Charline S. Hirsbrunner, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William F. Burton, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said William F. Burton, 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 John Thomas Hirsbrunner and wife, Charline S. Hirsbrunner,

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 John Thomas Hirsbrunner and wife, Charline S. Hirsbrunner, their heirs and assigns, forever.

And I do covenant with the said John Thomas Hirsbrunner and wife, Charline S. Hirsbrunner, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, William F. Burton, 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 John Thomas Hirsbrunner and wife, Charline S. Hirsbrunner, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of December, 1962.

John Thomas Hirsbrunner
Charline S. Hirsbrunner
William F. Burton, Jr. Trustee.

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