K 3503

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 a separate estate,

We, J. C. Ferguson and wife Herberta Ferguson

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

Being lot No. 114 on the Map of Grieve Hall Estates, Section One, Revised, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County.
Said lot No. 114 fronts 100 feet on the westerly side of Stillwood Drive and extends back between lines 298.8 feet on the northerly line and 216.4 feet on the southerly line to a dead line, measuring 124.1 feet thereon.
Being the same property conveyed to J. C. Ferguson and wife Herberta Ferguson by deed from L. A. Porter and wife Glenda L. Porter, of record in book 3029, page 392, R.O.D.C. Tennessee.

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

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

And we, J. C. Ferguson and wife Herberta Ferguson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Eunice Talbot, Trustee, her successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Eunice Talbot, 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 Herberta Ferguson for her sole and separate estate, free from the claims of any husband, present or future,

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 Herberta Ferguson, her heirs and assigns, forever.

And I do covenant with the said Herberta Ferguson, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Eunice Talbot, 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 Herberta Ferguson, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of July, 1962.

J C Ferguson
Herberta Ferguson
Eunice Talbot
Trustee.

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