K 3503

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 TENANCY BY ENTIRETY IN ACCORDANCE WITH T. C. A. 64-109

We, T. G. Fite and wife, Rita Fite

have bargained and sold, and by these presents do hereby transfer and convey unto James H. Wright, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Being Lot No. 216 on the Plan of Stanford Country Club Estates, Section 2, as of record in Book 2900, pages 83 and 84, Register's Office for said County, and described as follows: Beginning at a point in the northwesterly margin of Jenry Drive at the corner of Lots No. 215 and 216; thence with the line between said lots, northwesterly 140 feet to a point; thence northeasterly 108.8 feet to the southwesterly margin of Downeymeade Drive; thence with the margin of the same, southeasterly 135.42 feet to the beginning of a curve; thence around said curve, southerly 38.99 feet to the margin of Jenry Drive; thence with the margin of the same, southwesterly 95 feet to the point of beginning. Being part of the property conveyed to Carl Batson, by deeds from Ferriss C. Bailey, Trustee, as of record in Book 2964, page 391 and Book 2997, page 444 both in said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3077, page 219 and to the easements and limitations shown on the Map of record in Book 2900, pages 83 and 84, RODC.

Being same property conveyed to T.G. Fite, Unmarried, from Carl Batson et ux as of record in Book 3165, Page 156.

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

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

And we, T. G. Fite and wife, Rita Fite do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Wright, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said James H. Wright, 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 T. G. Fite and wife, Rita Fite, 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 T. G. Fite and wife, Rita Fite, their heirs and assigns, forever.

And I do covenant with the said T. G. Fite and wife, Rita Fite, that I James H. Wright am lawfully seized and possessed of said land and have a good right to convey it.

And I, James H. Wright, 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 T. G. Fite and wife, Rita Fite, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2-4-63 day of February, 19 63

T. G. Fite

Rita A. Fite (Mrs. T.G.)

James H. Wright, Trustee.

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