K 3506

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 separate estate in Lila Mai Perdue

We, David A. Perdue and wife, Lila Mai Perdue,

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

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Subdivision of Lots 20, 21, 24 and 25 of Montague Subdivision, as of record in Book 843, Page 79, Register's Office for said County.

Said Lot 14 fronts 94 feet on the easterly side of Cinderella Street and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to David A. Perdue and wife, Lila Mai Perdue, by deed from Laura Brown, a widow, as of record in Book 2902, Page 520, 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 Fred S. Ramsay, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, David A. Perdue and wife, Lila Mai Perdue, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred S. Ramsay, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Fred S. Ramsay, 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 Lila Mai Perdue,

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 Lila Mai Perdue, her heirs and assigns, forever.

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

And I, Fred S. Ramsay, 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 Lila Mai Perdue, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of February, 1963.

Witness her mark:
J. A. Smith
Frank Gentry

David A. Perdue
Lila Mai Perdue
Lila Mai Perdue
Fred S. Ramsay
Fred S. Ramsay Trustee.

PG 397