K 3535

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 tenancy by the entirety

We, Leslie L. Benson and wife, Mai Harper Benson,

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

Lot No. 30 being the same property conveyed to Howard G. Underwood and wife, Mildred F. Underwood, by Lowell Walker, et ux, deed recorded in Book 1791, page 281, Register's Office, Davidson County, Tennessee. Also being the same property conveyed to us by Howard G. Underwood and wife, Mildred F. Underwood, by deed recorded in Book 1938, page 453, Register's Office of said County.

Being the same property conveyed to Leslie L. Benson by deed from W. H. Freeman and Noel B. Nokes, a partnership doing business as Freeman & Nokes, of record in Book 2021, page 3[illegible], Register's Office, 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 Dewey W. Pedigo, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Leslie L. Benson and wife, Mai Harper Benson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Dewey W. Pedigo, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Dewey W. Pedigo, 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 Leslie L. Benson and wife, Mai Harper Benson,

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 Leslie L. Benson and wife, Mai Harper Benson, their heirs and assigns, forever.

And I do covenant with the said Leslie L. Benson and wife, Mai Harper Benson, that I Dewey W. Pedigo am lawfully seized and possessed of said land and have a good right to convey it.

And I, Dewey W. Pedigo, 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 Leslie L. Benson and wife, Mai Harper Benson, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of April, 1963.

Leslie L. Benson
Mai Harper Benson
Dewey W. Pedigo, Trustee.

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