K 3535

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten Dollars ($10.00)

_____ DOLLARS,

and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Hugh R. Dozier.

_____ have bargained and sold, and by these presents do transfer and convey unto the said Irene C. Dozier

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

The west 40 feet of Lot No. 409 of Block #20 on the Map of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

Said part of Lot No. 409 fronts 40 feet on the north side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Billy R. Neely and wife, Dorothy M. Neely, by deed from Thomas N. Bainbridge, an unmarried man, of record in Book 2858, page 405, said Register's Office.

This conveyance is made for the purpose of nullifying the relationship of tenants by the entirety and is further made for the purpose of creating fee simple title in Irene C. Dozier, the same to be hers absolutely and as a part of her sole and separate estate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Irene C. Dozier

her heirs and assigns, forever.

And I do covenant with the said Irene C. Dozier

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Hugh C. Dozier

do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Irene C. Dozier, her

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 25TH day of April, 1963

Hugh R Dozier

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