K 3537

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 an estate of tenancy by the entirety with the right of survivorship

We, J. B. Weatherly and wife, Nellie R. Weatherly

have bargained and sold, and by these presents do hereby transfer and convey unto W. Cornelius Breedlove, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Located in Davidson County, Tennessee, being a one-half (1/2) undivided interest in the hereinafter described land:

Being the westerly 30 feet front and 32.2 feet rear of Lot No. 9 and all of Lot No. 10 on the Map of L. A. Warren's Re-subdivision of Block "C," of the R. M. Dudley Subdivision, as of record in Book 843, page 102, Register's Office for said County.

Said part of Lot No. 9 and all of Lot No. 10 front together 80 feet on the southerly side of Kirkland Avenue and run back 165.3 feet on the westerly line and 180 feet, more or less, on the easterly line to the northerly right-of-way line of the Tennessee Electric Power Company, measuring 84.4 feet thereon. This property is improved and known as 1419 Kirkland Avenue, Nashville, Tennessee.
Being the same property conveyed to J. B. Weatherly and sister, Alma M. Weatherly by deed of record in Book 1783, Page 370, 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 W. Cornelius Breedlove, 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. B. Weatherly and wife, Nellie R. Weatherly, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. Cornelius Breedlove, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said W. Cornelius Breedlove, 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

J. B. Weatherly and wife, Nellie R. Weatherly,

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 J. B. Weatherly and wife, Nellie R. Weatherly, their heirs and assigns, forever.

And I do covenant with the said J. B. Weatherly and wife, Nellie R. Weatherly that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, W. Cornelius Breedlove, 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 J. B. Weatherly and wife, Nellie R. Weatherly, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 9th day of May, 1963.

(Stu[redacted]

J B Weatherly
Nellie R Weatherly
W Cornelius Breedlove
Trustee.

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PG 287