K 3572

68468

WARRANTY DEED

FROM

Louise Johnson Neighbors, a widow

TO

J. R. Hanson, Trustee for H.A. Thompson, Jr., Mark O. Thompson, Jean Thompson Hanson and Kathleen Thompson Patrick.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day
of JUL A.D. 1965
at 2:03 o'clock P.M.
Noted in Book 1965 Page 5249
Recorded in Book ____ Page ____
Recording Fee $2.00
Register
Deputy Reg.

Guaranty Title Company

# WARRANTY DEED

*For and in Consideration of the sum of* TEN ($10.00) *DOLLARS*, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Louise Johnson Neighbors, a widow,

*have bargained and sold, and by these presents do transfer and convey unto the said* J.R. Hanson, Trustee for H.A. Thompson, Jr., Mark O. Thompson, Jean Thompson Hanson and Kathleen Thompson Patrick, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of lot No. 20 on the map showing subdivision of the C. C. Vernon Farm, as of record in book 161, page 164, Register's Office for said County, being lot No. 4-A on the unrecorded plan of Alice C. Dunn's Subdivision of part of said lot No. 20, described according to a survey made by Z. J. Wilkinson, Surveyor, June 6, 1963, as follows:

Beginning at the southwest corner of Lenox Street and White Bridge Road; thence with the southerly margin of Lenox Street westwardly 107.5 feet to the corner of lots Nos. 4 and 4-A; thence with the line between said two lots southwardly 164 feet to the northerly line of lot No. 4-B; thence with said line eastwardly 90 feet to the westerly margin of White Bridge Road; thence with said Road northwardly 180 feet to the beginning.

Being the same real property conveyed to Leon E. Neighbors and wife, Louise Johnson Neighbors, by deed from Alice C. Dunn, dated June 18, 1946, filed June 20, 1946, and recorded in book 1403, page 122, said Register's Office, the said Leon E. Neighbors having since died; and the said Louise Johnson Neighbors and Louise Johnson Neighbours being one and the same party.

Said J. R. Hanson, Trustee, shall have full power to lease the property conveyed to him on such terms as he deems best, to collect the rents, pay taxes assessed against the property and keep the property in good condition and repair. The lessee shall not be responsible in any way for the distribution of the rents received to the beneficial owners of the property. Said Trustee shall have power to mortgage or sell and convey said property, provided a majority of the beneficiaries then entitled to receive the rents join in the conveyance. A majority of the beneficiaries may at any time appoint a substitute trustee to act in the place and stead of J. R. Hanson.

PG 623