BK 3612

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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 in fee simple for her sole & separate use

We, W. C. McCord, Jr. and wife, Dorothy McCord

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

Land in Davidson County, Tennessee, being lots No.s 41, 42, 43 and 44 of Block "A" on the plan of Highland Park, as of record in book 974, page 33, Register's office for said County.

Said lots Nos. 41, 42, 43 and 44 front together 100 feet on the westerly side of Highland Drive and run back between parallel lines, with the northerly margin of Sunset Drive, 171 feet to the easterly line of lo No. 46.

Being the same property conveyed to W. C. McCord, Jr. et ux of record in book 2149, page 507, R. O. D. C.

This conveyance is made subject to Restrictive covenants of record in Book 1062, page 13, 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 J. Victor Barr, Jr., Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, W. C. McCord, Jr. and wife, Dorothy McCord do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. Victor Barr, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said J. Victor Barr, Jr., 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 Dorothy McCord in fee simple for her sole and separate use

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 Dorothy McCord, heirs and assigns, forever.

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

And I, J. Victor Barr, Jr., 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 Dorothy McCord, Her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8 day of August, 1963.

W. C. McCord Jr.

Dorothy McCord

J. Victor Barr, Jr. Trustee.

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