K 3614

WARRANTY DEED — 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 fee simple title in Fredda Pauline Honeycutt alone.

We, KENNETH L. HONEYCUTT and FREDDA PAULINE HONEYCUTT

have bargained and sold, and by these presents do hereby transfer and convey unto JAMES W. RUTHERFORD, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Land in Davidson County, Tennessee, being part of the 28.26 acre tract shown on the Map of the Charlotte Park Company's Second Addition Extended, as of record in Book 421, page 10, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, December 31, 1958, as follows:

"Beginning on the westerly margin of an alley at the northeast corner of Lot No. 77 on the Plan of Valley View Subdivision, Section 2, as of record in Book 2330, page 103, said Register's Office; thence with said alley northerly 98.8 feet to the southerly margin of Dakota Avenue; thence with said Avenue westerly 108.8 feet to the beginning of a curve; thence around said curve in a southwesterly direction 28.4 feet to the easterly margin of 38th Avenue North; thence with said Avenue southerly 62.8 feet; thence easterly 124 feet to the beginning. Being the same property conveyed to Kenneth L. Honeycutt and wife, Fredda Pauline Honeycutt, by deed from Valley View Homes, Inc., of record in Book 2864, page 227, Register's Office for 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 JAMES W. RUTHERFORD, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Kenneth L. Honeycutt and Fredda Pauline Honeycutt do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Rutherford, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said JAMES W. RUTHERFORD, 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 FREDDA PAULINE HONEYCUTT

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 Fredda Pauline Honeycutt her, heirs and assigns, forever.

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

And I, James W. Rutherford, 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 Fredda Pauline Honeycutt her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2ND day of May, 19 63

Kenneth L Honeycutt Sr

Fredda Honeycutt

James W. Rutherford Trustee.

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