K 3615

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 an estate as tenants by the entiretyes between us

We, Johnny Clouse and wife, Cora Yates Clouse

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

Being Lot No. 53 on the Map of Fairlane Park, as of record in Book 2331, page 108, Register's Office for said County, described as follows:
BEGINNING at a point in the east margin of Crosby Lane at the corner of Lots 52 and 53; thence with the line between said lots, easterly 163.1 feet to the line of Lot No. 54; thence with the line between Lots Nos. 53 and 54, southerly 133.4 feet to the north margin of Gillette Road; Thence with the margin of the same, westerly 145 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the east margin of Crosby Lane; thence with the margin of the same, northerly 132.3 feet to the poirt of beginning.

Being the same property conveyed to Johnny T. Clouse by deed of Cora Yates, now Cora Yates Clouse, August 7, 1962, and recorded in Book 3428, page 43, Register's Office for said County.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said E. L. Edwards, 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, Johnny Clouse and wife, Cora Yates Clouse do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. L. Edwards, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said E. L. Edwards, 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 Johnny Clouse and wife, Cora Yates Clouse, 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 Johnny Clouse and wife, Cora Yates Clouse, their heirs and assigns, forever.

And I do covenant with the said Johnny Clouse & Wife, Cora Yates Clouse, that I E.L.Edwards, Jr. am lawfully seized and possessed of said land and have a good right to convey it.

And I, E. L. Edwards, 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 Johnny Clouse and wife, Cora Yates Clouse, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of December, 1962.

Johnny Clouse
Cora Yates Clouse
E. L. Edwards, Jr.
Trustee.

G 245