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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 **a fee simple**

We, **Ella B. Lett Gandy and David Conrad Gandy**

have bargained and sold, and by these presents do hereby transfer and convey unto **Herbert R. Rich**, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: **Being Lot No. 19 on the Plan of Gardner's Gold Coast Subdivision, as of record in Book 2133, page 79, Register's Office for said County, and more particularly described as follows: ¶ Beginning at a point in the westerly margin of Windover Drive, the common corner of Lots 19 and 20 on said Plan; thence, with the line between said two lots, southwestwardly 264.5 feet to a point in the easterly margin of the Tennessee Central Railroad right-of-way; thence, with the easterly margin of the same, northwestwardly 234.8 feet to a point; thence northeastwardly 191.9 feet to a point in the westerly margin of said Windover Drive; thence with the westerly margin of the same, southeastwardly 37.6 feet to a point; thence continuing with said margin, southeastwardly around a curve with a radius of 391 feet, 117.4 feet to the point of beginning. ¶ Being the same property conveyed to Ella B. Lett Gandy and husband, David Conrad Gandy by deed from H. H. Chitwood, Trustee, of Record in Book 2335, page 288, 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 **Herbert R. Rich**, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, **Ella B. Lett Gandy and David Conrad Gandy** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said **Herbert R. Rich**, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said **Herbert R. Rich**, 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 **Ella B. Lett Gandy, 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 **Ella B. Lett Gandy**, **her** heirs and assigns, forever.

And I do covenant with the said **Ella B. Lett Gandy**, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, **Herbert R. Rich**, 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 **Ella B. Lett Gandy**, **her** heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 11th day of **September**, 19**63**.

Ella B. Lett Gandy
David Conrad Gandy
Herbert R. Rich
Trustee.

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