K 3640

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

We, Wynford R. Peterson and wife, Miriam Mays Peterson,

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

Being the easterly one-half of Lot No. 7 on the Map of Bransford Realty Company's Subdivision of part of a 40-acre tract and Lot No. 27 and part of Lot No. 28, Deer Park Belle Meade, as of record in Book 421, page 67, Register's Office for said County.

SAID part of said Lot No. 7 fronts 75 feet on the northerly side of Bellevue Drive south and runs back 248 feet, more or less, on the westerly line and 250 feet on the easterly line to a dead line, measuring 65 feet thereon.

BEING the same property conveyed to Wynford R. Peterson and wife, Miriam Mays Peterson, by deed from Catherine T. Lowery, a widow, of record in Book 2495, page 341, Register's Office, 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 John R. Cheadle, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Wynford R. Peterson and wife, Miriam Mays Peterson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John R. Cheadle, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said John R. Cheadle, 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 Miriam Mays Peterson,

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 Miriam Mays Peterson, her heirs and assigns, forever.

And I do covenant with the said Miriam Mays Peterson, that I John R. Cheadle am lawfully seized and possessed of said land and have a good right to convey it.

And I, John R. Cheadle, 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 Miriam Mays Peterson, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of September, 1963.

Wynford R. Peterson

Miriam Mays Peterson

John R. Cheadle
Trustee.

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