BK 3643

WARRANTY DEED — J 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 a tenancy by the entireties in my husband, Erneat Baxter Dozier and myself, I, Margaret Catherine Braddy Dozier

have bargained and sold, and by these presents do hereby transfer and convey unto Herman O. Loewenstein, Trustee, his successors and assigns, the following described tract or parcel of land, in Davidson County, State of Tennessee, to-wit:

Being the Easterly 70.32 feet of lot No. 3 in the re-subdivision of Block No. 27 and other Blocks of Cumberland Nurseries, a plan of which is of record in Book No. 161, Page 166, R.O.D.C., Tennessee.

Said Easterly part of lot No. 3 fronts 70.32 feet on the South side of Elberta Street and runs back between parallel lines 187.5 feet to the North line of lot No. 7. This tract is improved and known as 319 Elberta Street, Nashville 11, Tennessee.

Being the same property conveyed to Margaret Catherine Braddy Dozier by the deed from Marie E. Mims De Vor et al by deed of record in Book 1782, page 451, 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 Herman O. Loewenstein, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Margaret Catherine Braddy Dozier do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Herman O. Loewenstein, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Herman O. Loewenstein, 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 Erneat Baxter Dozier and wife, Margaret Catherine Braddy Dozier, 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 Erneat Baxter Dozier and wife, Margaret Catherine Braddy Dozier, their heirs and assigns, forever.

And I do covenant with the said Erneat Baxter Dozier and Margaret Catherine Braddy Dozier, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Herman O. Loewenstein, 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 Erneat Baxter Dozier and Margaret Catherine Braddy Dozier, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 22nd day of October, 1963.

Margaret Catherine Braddy Dozier

Herman O. Loewenstein

Trustee.

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