BK 3670

WHEREAS, John L. Wilkerson and wife, Mary M. Wilkerson,, are owner as tennants by the entirety of the real estate hereinafter described, and it is the desire and wish of the parties that title to the said real estate be vested soley in the said Mary M. Wilkerson.

NOW, THEREFORE, in consideration of the premises and the sum of $5.00 cash in hand paid by John J. Nanni, Trustee, and in order to effectuate the purpose and intent of the parties, we, John L. Wilkerson and wife, Mary M. Wilkerson, have this day bargained and sold by these presents do transfer and convey to the said John J. Nanni, Trustee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the north part of Lot No. 19 and the north part of the east part of Lot No. 20 on the Map of Hanner's subdivision of record in Plan Book 2, page 43, Chancery Court, described according to survey by Hal R. Swann, Surveyor, December 22, 1962, as follows:
> Beginning at a concrete monument in the north margin of Shelby Avenue near the intersection of South 11th Street; thence with the margin of Shelby Avenue, westerly 18.96 feet to a point; thence northerly 136.5 feet to an iron pin in the south margin of an alley; thence with the margin of said alley, easterly 51.2 feet to an iron pin in the west margin of South 11th Street; thence with margin of the same, southerly 105.32 feet to a concrete monument at the beginning of a curve; thence around said curve, southwesterly 54.98 feet to the point of beginning.
> Being the same property conveyed to John L. Wilkerson and wife, by deed from Realty Brokerage, Inc., as of record in book 3501, page 15, Register's Office for Davidson County, Tennessee.
> This conveyance is made subject to the indebtedness secured by the deed of trust executed by the said John L. Wilkerson and wife, to P. E. Davis, Trustee, of record in book 3518, page 75, Register's Office for said County, and any taxes that may be a lien against the property.

To have and to hold the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said John J. Nanni, Trustee, his successors and assigns, forever, with the full power and authority to mortgage, transfer, sell and convey.

And we do covenant with the said John J. Nanni, Trustee that we are lawfully seized and possessed of said real estate in fee simple; have a good right to convey the same, and that the same is unencumbered, except as herein stated.

PG 348