BK 3671

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 Tenancy by the Entirities

~~We~~ I, Mrs. Virgil C. King

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

Land in Davidson County, Tennessee, being Lot No. 107 in Block 3 of the Charlotte Park Company's First Addition to Nashville, Tennessee, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.
Said Lot No. 107 fronts 50 feet on the north side of Nevada Avenue and runs back between parallel lines 180 feet to an alley.

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

And ~~we~~ I do covenant with the said Tom G. Coleman, Jr., Trustee, that ~~we are~~ I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And ~~we~~ I, Mrs. Virgil C. King do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Tom G. Coleman, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Tom G. Coleman, 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 Virgil C. King and wife, Nadine King, 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 Virgil C. King and wife, Nadine King, their heirs and assigns, forever.

And I do covenant with the said Virgil C. King and wife, Nadine King, that I Tom G. Coleman, Jr am lawfully seized and possessed of said land and have a good right to convey it.

And I, Tom G. Coleman, 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 Virgil C. King and wife, Nadine King, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of December, 1963.

Virgil C. King

Nadine King

Tom G. Coleman Jr.
Trustee.

PG 423