BK 3671

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 as tenants by the entirety

We, Jerry M. Turrentine and Ed Turrentine,

have bargained and sold, and by these presents do hereby transfer and convey unto Phillip Saindon, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: TRACT NO. 1: Being the northerly part of Lot No. 31 on the Map of Radnor Terrace or Place, as of record in Book 421, page 58, Register's Office for said County. SAID part of said lot fronts 50 feet on the south side of McClellan Avenue and runs back between parallel lines 85.3 feet to a dead line, measuring 50 feet thereon. TRACT NO. 2: Being the northerly part of Lot No. 32 on the Plan of Radnor Place Subdivision, as of record in Book 421, page 58, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, August 1, 1945, as follows: BEGINNING at an iron pin in the southwest corner of McClellan Place and Nolensville Pike; thence with the southerly margin of McClellan Place, north 89 deg. west 69.2 feet to an iron pipe; thence southwardly 85.3 feet to an iron pipe; thence south 89 deg. east 117.8 feet to an iron pin in the westerly margin of the Nolensville Pike; thence with the westerly margin of said pike, north 28 deg. 30 min. west 98 feet to an iron pin, the point of beginning.
BEING the same property conveyed to Jerry M. Turrentine and Ed Turrentine by deed from Charles L. Boucher and Katherine T. Boucher of record in Book 3617, page 575, 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 Phillip Saindon, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Jerry M. Turrentine and Ed Turrentine, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Phillip Saindon, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Phillip Saindon, 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 Jerry M. Turrentine and wife, Edna Turrentine,

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 Jerry M. Turrentine and wife, Edna Turrentine, their heirs and assigns, forever.

And I do covenant with the said Jerry M. Turrentine and wife, Edna Turrentine, that I Phillip Saindon am lawfully seized and possessed of said land and have a good right to convey it.

And I, Phillip Saindon, 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 Jerry M. Turrentine and wife, Edna Turrentine, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 18th day of December, 1963.

[redacted]

Ed Turrentine
Jerry M. Turrentine
Phillip Saindon, Trustee
Trustee.

TENNESSEE TITLE COMPANY

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