K 3673

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 a sole and separate estate for Vashti T. Patterson,

We, Victor E. Patterson and wife, Vashti T. Patterson

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

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Fessey Court, as of record in Book 1835, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 51.01 feet on the west side of Fessey Court and runs back between lines 146.47 feet on the northerly line, and 134.9 feet on the southerly line to a dead line in the rear on which it measures 93 feet.

Being the same property conveyed to Victor E. Patterson and wife, Vashti T. Patterson, by deed from Lonnie E. Hambrick and wife, Alice Blanche S. Hambrick, of record in Book 3251, page 613, Register's Office for 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 George C. Fariss, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Victor E. Patterson and Vashti T. Patterson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George C. Fariss, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said George C. Fariss, 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 Vashti T. Patterson

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 Vashti T. Patterson, her heirs and assigns, forever.

And I do covenant with the said Vashti T. Patterson, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, George C. Fariss, 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 Vashti T. Patterson, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 4th day of December, 1963.

Victor E Patterson
Vashti T Patterson
George C. Fariss
Trustee.

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