K 3705

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 an estate by the entirety

I, W.Howard Fish

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

Being Lot No. 52 in M.N. Young's Park View Subdivision, a plan of which is of record in Book 547, Page 173, Register's Office for said County.
Lot 52 fronts 100 feet on the south margin of Glenwood Avenue and runs back between parallel lines 167 feet on its west line to a dead line; and 169 feet on its east line.
Being the same property conveyed to W.Howard Fish and wife, Alma Allen Fish by deed from Margaret V.Horn and husband, J.L.Horn, of record in Book 866, Page 243, said Register's office, Alma Allen Fish having died on May 2nd, 1933.

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

I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And I, W.Howard Fish, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said T.O.Morris, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said T.O. Morris, 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 W.Howard Fish and wife, Sarah Hassell Fish, 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 W.Howard Fish and wife, Sarah Hassell Fish, their heirs and assigns, forever.

And I do covenant with the said W.Howard Fish and Sarah Hassell Fish, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, T.O. Morris, 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 W.Howard Fish and wife, Sarah Hassell Fish, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of March, 1964.

W. Howard Fish

T.O. Morris
Trustee.

G 243