3706

Parcel 11390

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 separate estate in Dora J. Cope

We, Elmer Eugene Cope and wife, Dora J. Cope

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

Land in Davidson County, Tennessee, being Lot No. 919 on the map of Cloverhill, Section II, as of record in book 2663, page 26, Register's Office for said County.

Said Lot No. 919 fronts 80 feet on the southerly side of Lakeland Drive and runs back 196.3 feet, more or less on the west line and 172 feet, more or less on the east line to the center line of McCrory Creek and measures 85 feet, more or less thereon.

Being the same property conveyed to Elmer Eugene Cope, by Quit Claim Deed from Peggy Elizabeth Cope Smith, dated March 27, 1964 and of record in book _____, page _____, Register's Office for said County.

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

And we do covenant with the said Howard L. Gibson, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Elmer Eugene Cope and wife, Dora J. Cope do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Howard L. Gibson, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Howard L. Gibson, 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 Dora J. Cope, 3125 Lakeland Drive, Nashville for her sole and separate estate,

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 Dora J. Cope; 3125 Lakeland Drive, Nashville, her heirs and assigns, forever.

And I do covenant with the said Dora J. Cope, that I am lawfully seised and possessed of said land and have a good right to convey it.

And I, Howard L. Gibson, 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 Dora J. Cope, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of March, 1964.

Elmer Eugene Cope

Dora J. Cope

Howard L. Gibson
Trustee.

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