K 3764

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 Tenancy by the entireties

We, Hugh D. Claughton and wife, Annie Ruth Claughton

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

A Lot or parcel of land in the 8th, formerly the 12th, Civil District of said County and State, being lot No. 8 on the map of John B. Cowden's First Subdivision of the 49 acre tract, not of record, described according to a survey made by John M. Sullivan, Surveyor, January 28, 1946, as follows: BEGINNING at the southeast corner of Cowan Avenue and Charlotte Road; thence with the southerly margin of said Road, eastwardl 60 feet to the corner of lots Nos. 7 and 8; thence with the line between said two lots, southwardly 187 feet; thence south 60° 28' west 69.5 feet to the easterly margin of said Avenue; thence with the easterly margin of said Avenue, northwardly 142.9 feet; thence northwardly 20' west 46.5 feet to the beginning.

Being the same property conveyed to Hugh D. Claughton, by warranty deed from Thomas Lewis, Jr., and wife, of record in Book 2698, page 325, 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 Byron V. Bean, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Hugh D. Claughton and wife, Annie Ruth Claughton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Byron V. Bean, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Byron V. Bean, 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 Hugh D. Claughton and wife, Annie Ruth Claughton, 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 Hugh D. Claughton and wife, Annie Ruth Claughton, their heirs and assigns, forever.

And I do covenant with the said Hugh D. Claughton and wife, Annie Ruth Claughton, that I Byron V. Bean am lawfully seized and possessed of said land and have a good right to convey it.

And I, Byron V. Bean, 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 Hugh D. Claughton and wife, Annie Ruth Claughton, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the twelve day of ~~January~~ September, 19 63.

Hugh D. Claughton

Annie Ruth Claughton

Byron V. Bean
Trustee.

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