WARRANTY DEED

MAP 81-16
PAR 40
ENT

ATTORNEYS TITLE COMPANY

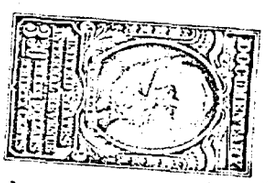
FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create tenants by the Entirety

~~We~~ I, Mary E. Hawkins Baines

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

Certain property in the State of Tennessee, Davidson County, described as follows, to wit:

Lot No. 229 in McGavock's Addition to the town, of McGavock, a plan of which is of record in Book 21, page 41, R. O. D. C. said lot No. 229 fronts 50 feet on the East side of Alberta Avenue, now known as 14th Avenue, North and extends back eastwardly between parallel lines 170 feet to an alley. And being the same property conveyed to Sarah M. Hawkins, Life Estate (now deceased - April 23, 1963) and Mary E. Hawkins by deed.



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

And ~~we~~ I do covenant with the said H. J. Adams, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And ~~we~~ I, Mary E. Hawkins Baines do further covenant and bind ~~ourselves~~ myself, ~~our~~ my heirs and representatives, to warrant and forever defend the title to the said land to the said H. J. Adams, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said H. J. Adams, 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 Mary Hawkins Baines and Husband, William Earl Baines, 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 Mary Hawkins Baines and Husband, William Earl Baines, their heirs and assigns, forever.

And I do covenant with the said Mary E. Hawkins Baines and Husband, William Earl Baines, that I H. J. Adams, Trustee am lawfully seized and possessed of said land and have a good right to convey it.

And I, H. J. Adams, 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 Mary E. Hawkins Baines and Husband, William Earl Baines, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28 day of December, 19 64.

Mary E. Hawkins Baines

H. J. Adams
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. D. Hawkins, Jr., a Notary Public in and for said County and State, the within named, H. J. Adams Trustee, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of December, 1964

Notary Public.

My commission expires: Jan. 27, 1968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. D. Hawkins, Jr., a Notary Public in and for said County and State, the within named Mary E. Hawkins Baines-Nee Mary E Hawkins, ~~Trustee~~, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of Dec., 1964

Notary Public.

My commission expires: 1/27/68

Deed

From: MARY E. HAWKINS BAINES
to: H. J. ADAMS Trustee.
AND
From: H. J. ADAMS Trustee.
to: MARY E. HAWKINS BAINES, ET VIR

Published by
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NASHVILLE, TENNESSEE

S 3229

STATE TAX $ 4.50
PROBATE .50
TOTAL $ 5.00

DEC 28 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID DEC 28 1964

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 28 11 28 AM '64

NOTE 110 PAGE 431
RECORDING FEE 2.25
DEP. REG. 2

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