Prepared by Hugh C. Howser, Court Sq. Bldg. Nashville, Tenn.

BOOK 4056 PAGE 221

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ell G. & Ethel Burch Kirkpatrick	Ell G. & Ethel Burch Kirkpatrick	
(NAME)	(NAME)	94-1-21 94-1-23
519 South 12th Street	519 South 12th Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	18W 14375 18W 14385
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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 tenancy by the entirities in Ell G. Kirkpatrick and wife Ethel Burch Kirkpatrick, we, Ethel Burch Kirkpatrick and husband, Ell G. Kirkpatrick

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

Tract I

"Being Lot No. 62 on the Plan of Payne, Blackemore & Cummings' Addition to Nashville, as of record in Book 57, page 70, R. O. D. C., Tennessee.

Said Lot No. 62 fronts 50 feet on the Easterly side of South 12th Street, and runs back between parallel lines 161 feet to an alley, being the same property conveyed to Ethel Burch Kirkpatrick by deed of Bonnie M. Maddux, et vir of record in Book 879, page 65, Register's Office for Davidson County, Tennessee.

Tract II

"Being Lot No. 60 in Payne's, Blackemore, & Cummings' addition to Nashville, as recorded in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 50 feet on the east side of South 12th Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Ethel Burch Kirkpatrick by deed of T. C. Jones et ux of record in Book 1274, page 61, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved ( ) improved property, known as 517 and 521 (House Number) South 12th Street (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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

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

And we, Ethel Burch Kirkpatrick and Ell G. Kirkpatrick do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hugh C. Howser, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Hugh C. Howser, 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 Ell G. Kirkpatrick and wife, Ethel Burch Kirkpatrick, 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 Ell G. Kirkpatrick and wife, Ethel Burch Kirkpatrick their heirs and assigns, forever.

And I do covenant with the said Ell G. Kirkpatrick & wife, Ethel Burch Kirkpatrick, that I Hugh C. Howser, Trustee am lawfully seized and possessed of said land and have a good right to convey it.

And I, Hugh C. Howser, 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 Ell G. Kirkpatrick and wife, Ethel Burch Kirkpatrick, their

....., ... 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 December, 1965.

Ethel Burch Kirkpatrick
Ell G. Kirkpatrick
Hugh C. Howser
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rebecca Thomas, a Notary Public in and for said County and State, the within named, Ethel Burch Kirkpatrick and Ell G. Kirkpatrick 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 31st day of December, 1965.

Rebecca Thomas
Notary Public.

My commission expires: 2-12-67

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rebecca Thomas, a Notary Public in and for said County and State, the within named Hugh C. Howser, 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 31st day of December, 1966.

Rebecca Thomas
Notary Public.

My commission expires: 2-12-67

STATE TAX $ 3.45
PROBATE $ .50
TOTAL $ 3.95

SEP 13 1966
R. E. MORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID $3.95 SEP 8 1965

Deed

From: Ell G Kirkpatrick
to: Hugh C. Howser Trustee.

AND

From: Hugh C. Howser Trustee.
to: Ell G Kirkpatrick & wife Ethel Burch Kirkpatrick

Published by Attorneys Title Company

43398

FELIX WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN
Sept 13 1966
RECEIVED 3 57 PM 66
BOOK 114 PAGE 830
RECORDING FEE $ 2.25
D.R. .30