Prepared by Jones P. Hunter, attorney
306 Nashville Bank Bldg., Nashville

BOOK 4128 PAGE 165 Map. 83-3 Par. 125 PW

Mail tax statement to Claire Baggarly Perry, 6311 Porter Rd, Nashville

WARRANTY DEED

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 fee simple title in Claire Baggarly Perry

We, Claire Baggarly Perry and Grover Jasper Perry

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

Being Lot No. 34 on the Map of Mrs. Minnie E. Martin's Subdivision of Lots Nos. 58 and part of Lot No. 59 of the Brownville Plan of record in Book 547, page 137, Register's Office for said county.

Said Lot No. 34 fronts 50 feet on the easterly side of Porter Road and runs back between parallel lines, 150 feet along the southerly margin of a 50 foot street, to an alley in the rear.

Being the same property conveyed to Luther Waldon and wife, Hazel C. Waldon, by deed of record in Book 1683, page 433, Register's Office for said County.and being the same property conveyed to Grover Jasper Perry and wife Claire Baggarly Perry by Deed of Record in Book 2960, Page 23, Register's Office of 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 J. William Rutherford, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Claire Baggarly Perry and Grover Jasper Perry do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. William Rutherford, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said J. William Rutherford, 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 Claire Baggarly Perry

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 Claire Baggarly Perry, her heirs and assigns, forever.

And I do covenant with the said Claire Baggarly Perry, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, J. William Rutherford, 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 Claire Baggarly Perry, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of April, 1967.

J. William Rutherford TRUSTEE

Grover Jasper Perry

Claire B. Perry

Trustees

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mabel Burkhalter, a Notary Public in and for said County and State, the within named, Claire Baggarly Perry and Grover Jasper Perry 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 13th day of April, 19 67

Mabel Burkhalter
Notary Public.

My commission expires: May 18, 1968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Msbel Burkhalter, a Notary Public in and for said County and State, the within named J. Wm. Rutherford, 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 13th day of April, 19 67

Mabel Burkhalter
Notary Public.

My commission expires: May 18, 1968

Deed

From: Claire Baggarly Perry and Grover Jasper Perry
to: J. William Rutherford Trustee.

AND

From: J. William Rutherford Trustee.
to: Claire Baggarly Perry

70442

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 5 11 00 AM '67

NOTES: BOOK 116 PAGE
RECORDING FEE $ 3.50
DEP. REG. 2m

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 2.00
PROBATE .50
TOTAL $ 2.50

MAY 5 1967

PAID MAY 5 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.