K 1732

For and in consideration of the sum of $ 5.00 - - - - -

- - - - Five and No/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Charles E. Crouch and wife, Gladys Payne Crouch, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We/ Paul E. Sexton and wife, Sara D. Sexton have bargained and sold, and by these presents do transfer and convey unto the said - Charles E. Crouch and wife, Gladys Payne Crouch, their - heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 13 as shown on a Revised Plat of Part of Block 1, of Highlands of Belle Meade, showing a revision of Lots Nos. 3, 4, 5, 11, 12, 13 and 14, and which revised Plan is of record in Book 1644, page 105, RODC, Tennessee. Said Lot No. 13 fronts 200 feet on the easterly side of Nichol Lane or Midland Drive and runs back between lines, 321.7 feet on the northerly line and 384.4 feet on the southerly line, to a dead line on which is measures 127.4 feet.
Being the same property conveyed to Paul E. Sexton and wife, Sara D. Sexton, by deed from M. N. Young, Trustee, of record in Book 1676, page 109, said Register's Office.
Water rights, agreements, etc. contained in an instrument from Robert G. Benson, Trustee et al, to the Nashville Suburban District, of record in Book 1255, page 580, and
Easement granted by M. N. Young, Trustee, to City of Nashville, to erect and maintain power transmission line, etc., of record in Book 1644, page 373, said easement being over a 20 foot strip of land along the rear property line of Lot 13, Block 1, a distance of 127.4 feet more or less.
This conveyance is made subject to restrictions in Book 723, page 95, in Book 722, page 54[illegible], in Book 928, page 621, and in Book 1676, page 109.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Crouch and wife, Gladys Payne Crouch their heirs and assigns, forever.

And we do covenant with the said Charles E. Crouch and wife, Gladys Payne Crouch that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1949 taxes which the grantees assume & agree to pay, same having been prorated as of August 11, 1949
And We, Paul E. Sexton and wife, Sara D. Sexton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles E. Crouch and wife, Gladys Payne Crouch their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11 day of August, 1949

Paul E. Sexton
Sara D. Sexton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named Paul E. Sexton and wife, Sara D. Sexton

the bargainor s 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 11th day of August, 1949

Commission expires My Commission expires July 6, 1950

Frankie Wilkes
Notary Public

70563

WARRANTY DEED

FROM PAUL E. SEXTON ET UX

TO CHARLES E. CROUCH ET UX

Filed in C.B. Crouch Agy

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 11 day of AUG 1949 at 3:00 o'clock P. M., and duly recorded in Book 1967 Page 70
Recording Fee $1.50
FELIX Z. WILSON, Register
By Mrs. Mc Kratty Dpt. Reg.



K 417