K 1763

For and in consideration of the sum of Ten Dollars Cash and other good and valuable consideration
($10.00) DOLLARS
Cash in hand paid by Elmore Hudgins, single, receipt of which is hereby acknowledged

We, Henry Albert Crouch and wife, Lillian Erline Crouch

have bargained and sold, and by these presents do transfer and convey unto the said
Elmore Hudgins, single
his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being Lots Nos. 32 and 33 on the map of St. Bernard Place, as of record in book 161, page 171, Register's Office for said County.
Said Lots Nos. 32 and 33 front together 100 feet on the southerly side of Bernard, formerly St. Bernard, Avenue and run back 139.82 feet on the westerly line and 140.70 feet on the easterly line to an alley, measuring 100 feet thereon.
Title to said property is in Henry Albert Crouch and wife, Lillian Erline Crouch, by two deeds from Sam B. Walker and wife, one of record in Book 1323, page 329, said Register's Office, as to Lot 32, and the other in Book 1383, page 436, said Register's Office, as to Lot No. 33.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elmore Hudgins, single
his heirs and assigns, forever.

And we do covenant with the said Elmore Hudgins, single
that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for the year 1949 which have been pro-rated and assume by the grantee herein.

And We, Henry Albert Crouch and wife, Lillian Erline Crouch
do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Elmore Hudgins, single
his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 3rd day of November, 1949

Henry Albert Crouch
Lillian Erline Crouch

State of Tennessee }
Davidson County }

Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named Henry Albert Crouch and wife, Lillian Erline Crouch
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 office, this 3rd day of November, 1949

Commission expires January 12, 1953

Marbut G. Gaston
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 7 day of NOV 1949 at 11:50 o'clock A. M.
Noted in Book 71 Page 14
Recorded in Book Page
Recording Fee $1.50
FELIX Z. WILSON, Register
By E. McSpadden, Dep. Reg.

The Guaranty Title Co.

WARRANTY DEED
FROM
Henry Albert Crouch and wife,
Lillian Erline Crouch
TO
Elmore Hudgins, single

3

K 1763

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