K 1815

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 -

TEN & NO/100 - DOLLARS

Cash in hand paid by Joe R. Crandall and wife, Mary Ragsdale Crandall, and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption and agreement to pay by the grantees herein, the remaining unpaid balance of 2 notes executed by the grantors herein, payable to State Mutual Life Assurance Company dated November 6, 1948, the 1st in the original amount of of $7,000.00, with interest at 4½% per annum, both principal and interest payable payable $44.31 monthly, said note being secured by Deed of trust of record in Book 1665, page 271, Register's Office for Davidson County, Tennessee, and the 2nd in the original amount of $1200.00, and future advances, with interest at 4% per annum, both principal and interest payable $12.15 monthly, said note being secured by Deed of Trust of record in Book 1665, page 275, said Register's Office,

We, Thomas J. Kennedy, Jr., and wife, Barbara B. Kennedy



have bargained and sold, and by these presents do transfer and convey unto the said Joe R. Crandall and wife, Mary Ragsdale Crandall 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. 11 on the Map of Donelson Heights, as of record in Book 1424, page 35, Register's Office for said County, and described as follows:
Beginning at a point in the southwesterly margin of Surrey Road at the corner of Lots Nos. 11 and 12; thence with the line between said lots, southwesterly 150 feet to a point; thence North 87° 45' West 90.84 feet to a point in the southeasterly margin of Kent Road; thence with the margin of the same, northeasterly 125 feet to a concrete monument at the beginning of a curve; thence around said curve, in a northeasterly direction 39.27 feet to another concrete monument in the southwesterly margin of Surrey Road; thence with the margin of the same, southeasterly 65.84 feet to the point of beginning.
Being the same property conveyed to Thomas J. Kennedy, Jr., and wife, Barbara B. Kennedy, by deed from Ernest C. Perry and wife, Helen Hayes Perry, doing business as Ernest C. Perry Company, of record in Book 1645, page 67, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe R. Crandall and wife, Mary Ragsdale Crandall their heirs and assigns, forever.

And we do covenant with the said Joe R. Crandall and wife, Mary Ragsdale Crandall 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.

And We, Thomas J. Kennedy, Jr., and wife, Barbara B. Kennedy do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe R. Crandall and wife, Mary Ragsdale Crandall their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of April, 1950.

Thos. J. Kennedy Jr.

Barbara B. Kennedy

STATE OF TENNESSEE
~~DAVIDSON~~ County
Knox

Personally appeared before me, J. E. Simon, a Notary Public in and for said County and State, the within named Thomas J. Kennedy, Jr., and wife, Barbara B. Kennedy

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 Knoxville, Tennessee, this 8th day of April, 1950

J. E. Simon
Notary Public

Commission expires July 12, 1952

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