K 1816

WARRANTY DEED

For and in consideration of the sum of One Thousand, Five Hundred----------
----------($1,500.00)-------No/100---------- **DOLLARS**

Cash in hand, paid by Vernon Lee Livingston, the receipt whereof is hereby acknowledged, and the assumption of the funeral expenses, Doctor and medical expense of Minnie B. Livingston, now deceased, in her last illness and burial, of which the said Vernon Lee Livingston agrees herein to pay, without otherwise which this transaction would not have been made, I, J. B. Livingston, the grantor, a widower,

~~xxxx~~ **have bargained and sold, and by these presents do transfer and convey unto the said** ~~Vernon Lee Livingston~~ his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** subject however to a "Life estate, retained by the grantor" in the property hereinafter described:

Being Lot No. 4 of Block "E" on the Map of Crittendon Estates, of record in Book 974, Page 69, Registers office for Davidson County, Tennessee.

Said Lot No. 4 of Block "E" fronts 50 feet on the northerly side of Oak Street and runs back, between lines, 122.2 feet on the westerly line and 129.1 feet on the easterly line, to a dead line on which it measures 50 feet more or less.

Being the same property conveyed to J. B. Livingston and wife, Minnie B. Livingston by deed from Harry Hiett and wife, Thelma M. Hiett, of record in Book 1389, Page 301, in Registers office for Davidson County Tennessee, to which reference is hereby made.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vernon Lee Livingston, his **heirs and assigns, forever.** subject as aforesaid to a life estate retained by the grantor. **And** I **do covenant with the said** Vernon Lee Livingston **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 only as herein mentioned above.

And I, J. B. Livingston, **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Vernon Lee Livingston, his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand** ~~xx~~ **this** 29th **day of** April, 19 50.

J. B. Livingston

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Oliver M. Grace, **a Notary Public in and for said County and State, the within named** J. B. Livingston, Grantor,

the bargainor , **with whom I am personally acquainted, and who acknowledged that** he **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this 29th **day of** April, 19 50

Commission expires April 25-1953

Oliver M. Grace
Notary Public

FOSTER & PARKES CO., NASHVILLE

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