K 2035

For and in consideration of the sum of ----------($10.00)----------

----------TEN AND NO/100----------**DOLLARS**

cash in hand paid by Queen Hannah and Fred Garrett, and other good and valuable considerations, receipt of which is hereby acknowledged, and subject to the unpaid balance of a note, in the original amount of $3,700.00, being fully described in a Deed of Trust executed by Henry Crutcher, Jr. and wife, Anne Mary Crutcher to A. Lawson Davis, Trustee, of record in book 1501, page 438, Register's Office for Davidson County, Tennessee, said unpaid balance being $2,723.27

I, Henry Crutcher, Jr., unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Queen Hannah and Fred Garrett and Eunice Hannah

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being the easterly part of lot 5 and the westerly part of lot 6 on the plan of B. W. Hall's Subdivision, as of record in book 17, page 17, Register's Office for said County, described according to a survey made by Harvey Gee, June 2nd, 1947, as follows:

Beginning at a point on the southerly margin of Jefferson Street 40 feet west of the westerly line of Herron Street; thence with the southerly line of said Jefferson Street westwardly 40.7 feet; thence southwardly 93.1 feet; thence eastwardly 37.9 feet; thence northwardly 94.4 feet to the point of beginning.

Being the same property conveyed to Henry Crutcher, Jr. and wife, Anne Mary Crutcher, by deed from Hallmark Realty Company, Incorporated, of record in book 1509, page 173, said Register's Office, the said Anne Mary Crutcher having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Queen Hannah and Fred Garrett and Eunice Hannah their **heirs and assigns, forever.**

And I **do covenant with the said** Queen Hannah and Fred Garrett and Eunice Hannah **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.**

And I, Henry Crutcher, Jr., unmarried **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Queen Hannah and Fred Garrett and Eunice Hannah their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my hand this 1st day of February, 19 55

Henry Crutcher Jr

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Nan H. Brown **, a Notary Public in and for said County and State, the within named** Henry Crutcher, Jr., unmarried

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 1st **day of** February **, 19** 55

Commission expires Jan 25, 1955

Mrs Nan H. Brown
Notary Public

FOSTER & PARKES CO., NASHVILLE

WARRANTY DEED

$3,200.00 FROM

HENRY CRUTCHER, JR., ...

598833

TO

QUEEN HANNAH AND FRED GARRETT

& EUNICE HANNAH

FEB 8 1955

JAMES ...

By ...

Company

...nce Company

...uilding

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

FORM 1004 PIERCE & PARKES CO., NASHVILLE

PIERCE-WOODARD REALTY CO.

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