K 2042

For and in consideration of the sum of One ($1.00)

DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Luceal Crosby, Dorris Crosby Williams and Margarett Crosby Majors

have bargained and sold, and by these presents do transfer and convey unto the said Virginia C Frazier, Minnie Lou Christman, Frankye C Johnson and William D Christman, 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 lot No. 68 on the Plan of L H Davis' Subdivision of Lot No. 41 on the plan of Clifton, as of record in book 57, page 100, Register's Office for said County.

Said lot No 68 fronts 50 feet on the westerly side of 42nd Avenue, North formerly Woodard Avenue, and runs back between parallel lines 150 feet to an alley.
Being part of the property conveyed to L C Crosby by deed from First Federal Savings & Loan Association of Nashville, of record in book 1133, page 289, the said L. C. Crosby and wife, having subsequently conveyed a one-half undivided interest in said property to Dorris Lee Williams by deed of record in book 1339, page 563, the said Dorris Lee Williams and husband having subsequently conveyed said one-half undivided interest in said lot No. 68 to L. C. Crosby and wife, Luceal Crosby, by deed dated January 9, 1950, of record in book 1812, page 417, said Register's Office. The said L Crosby died June 1, 1951

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Virginia C Frazier, Minnie Lou Christman, Frankye C Johnson & William D Christman, their heirs and assigns, forever.

And we do covenant with the said Virginia C Frazier, Minnie Lou Christman Frankye C Johnson and William D. Christman 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 for 1952 Taxes

And we, Luceal Crosby, Dorris Crosby Williams and Margarett Crosby Majors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Virginia C Frazier, Minnie Lou Christman Frankye C Johnson and William D Christman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7 day of April, 19 52

Luceal Crosby
Dorris Crosby Williams
Margarett Crosby Majors

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W D Hawkins, Jr, a Notary Public in and for said County and State, the within named Luceal Crosby, Dorris Crosby Williams and Margarett Crosby Majors

the bargainors, 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 7 day of April, 19 52

Commission expires January 8, 1956

64745

WARRANTY DEED
FROM
LUCEAL CROSBY
DORRIS CROSBY WILLIAMS
MARGARETT CROSBY MAJORS
TO
VIRGINIA C FRAZIER
MINNIE LOU CHRISTMAN
FRANKYE C JOHNSON
WILLIAM D CHRISTMAN

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record APR 8 day 1952 at 10:00 o'clock A M.
Noted in Book 77 Page 155
Recording Fee $2.00
JAMES P. WILSON, Register
By M. C. Armstrong, D.C.

Guaranty Title Company
A DIVISION OF
City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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