2139

For and in consideration of the sum of Five ($5.00) - DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Frank Crowder, unmarried have bargained and sold, and by these presents do transfer and convey unto the said John P. Willoughby and wife, Maude Ella Willoughby their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being a tract of 1.22 acres, which is the northeast part of a tract of 68.8 acres, more or less, conveyed to Jessie C. Johnson, wife of S. R. Johnson, by deed of partition of record in Book 512, page 655, etc., Register's Office for said County, and a plan of said 68.8 acres is also recorded in same office in Book 421, page 137.

According to a map made by Erle Drake, County Surveyor, said 1.22 acres is described as beginning in the center of the Lebanon Turnpike, at T. L. Baker's, formerly Brooks', southeast corner; thence with Baker's line, north 86° west 255 feet; thence with fence, south 2° west 132.5 feet to a post; thence south 34½° west 123-3/4 feet to a post; thence south 55° east 150 feet to center of Lebanon Turnpike; thence with the center of Lebanon Turnpike, north 33½° east 363.5 feet to the beginning.

Being part of the property conveyed to Frank Crowder by deed from Mack W. Banks and wife, of record in Book 2084, page 475, 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 John P. Willoughby and wife, Maude Ella Willoughby their heirs and assigns, forever.

And I do covenant with the said John P. Willoughby and wife, Maude Ella Willoughby 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 by taxes for the year 1953 which have been pro-rated and assumed by the Grantee.

And I, Frank Crowder, 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 John P. Willoughby and wife, Maude Ella Willoughby, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21 day of March, 1953

Frank Crowder

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ethelyne Tatom, a Notary Public in and for said County and State, the within named Frank Crowder 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 21 day of March, 1953.

Ethelyne Tatom
Notary Public

Commission expires 1/17/56

TURRENTINE REALTY CO.

WARRANTY DEED

94155

FROM

FRANK CROWDER, UNMARRIED

TO

JOHN P. WILLOUGHBY AND WIFE

MAUDE ELLA WILLOUGHBY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
MAR 24 1953

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