2146

For and in consideration of the sum of $ 10.00

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

Cash in hand and other valuable considerations, receipt of which are hereby acknowledged, we

William V. Nicholls and wife, Janie M. Nicholls

have bargained and sold, and by these presents do transfer and convey unto the said Douglas Mitchell Crabtree and wife, Rhoda L. Crabtree,

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. 43 of Block "I" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for said County.

Said Lot No. 43 fronts 60 feet on the southerly side of Emmett Avenue and runs back southwardly between parallel lines 200 feet to a dead line, said dead line being the northerly line of Lot No. 46 of Block "I".

Being the same property conveyed to William V. Nicholls and wife, Janie M. Nicholls, by deed from Howard Kelly Williamson and wife, Mary H. Williamson, of record in Book 1640, page 41, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Douglas Mitchell Crabtree and wife, Rhoda L. Crabtree, their heirs and assigns, forever.

And we do covenant with the said Douglas Mitchell Crabtree and wife, Rhoda L. Crabtree 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 taxes for 1953 which are pro rated and assumed by the purchaser.

And we, William V. Nicholls and wife, Janie M. Nicholls do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Douglas Mitchell Crabtree and wife, Rhoda L. Crabtree, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of ~~April~~ March, 1953.

William V. Nicholls

Janie M. Nicholls

STATE OF ~~Tennessee~~ CALIFORNIA
~~Davidson~~ County
SANTA BARBARA

Personally appeared before me, Alice Spurbeck, a Notary Public in and for said County and State, the within named William V. Nicholls and wife, Janie M. Nicholls

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 Santa Maria, ~~Tennessee~~ CALIFORNIA, this 30th day of ~~April~~ March, 1953.

Commission expires July 12, 1955

Alice Spurbeck
Notary Public

95536

WARRANTY DEED

FROM
William V. Nicholls, etux

TO
Douglas Mitchell Crabtree, etux

(Please put in Murphree Mtg box)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of MAY 1953 at 3:00 o'clock P.M.
Noted in Book 80 Page 265
Recorded in Book 5242 Page
Recording Fee $
JAMES P. WILSON, Register
By M. M. Smith Dep. Reg.

LAWYERS TITLE CORP. of Nashville

2233