WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 7,000.00- - - - - - - - - - - - - - - - - - - -

SEVEN THOUSAND & NO/100- DOLLARS

cash in hand paid by Eva C. Winchester, the receipt of which is hereby acknowledged, we, A. Crawford and wife, Eva Crawford, have bargained and sold, and by these presents do transfer and convey unto the said Eva C. Winchester, for her sold and separate use, free from the debts, contracts and marital rights of her present or any future husband, with full rights to sell, alien, or otherwise convey, as if she were a femme sole, her
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X X X X X X X heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being parts of Lots Nos. 14 and 15, Section 2, Life & Casualty Insurance Company's Subdivision, as of record in Book 843, page 56, Register's Office for said County, more particularly described according to a copy of a survey thereof made by N. G. Jenkins, Surveyor, dated September 12, 1953, as follows:

BEGINNING at a point iron pin in the center line of Pitts Avenue, 766.7 feet from the north right-of-way line of Old Hickory Boulevard; thence N 31° 20' W 190 feet to an iron pin in the line between Lots Nos. 14 and 15; thence with said line, N 44° 20' W 48 feet to an iron pin; thence N 46° 55' E 121.5 feet to an iron pin, W. M. Carter's northwest corner; thence with Carter's southwesterly line, S 43° 54' E 68 feet to an iron pin; continuing with said Carter's line, southeastwardly 200 feet to the center line of Pitts Avenue, the southernmost corner of the property conveyed to Willis M. Carter and wife, by deed of record in Book 1755, page 483, said Register's Office; thence with the center line of said Avenue, S 67° 00' W 110 feet to the beginning, and being part of the property conveyed to A. Crawford and wife, Eva Crawford, by deed from S. C. Pigg and wife, Gladys (C.) Pigg, as of record in Book 2202, page 229, 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 Eva C. Winchester, as aforesaid, her heirs and assigns, forever.

And we do covenant with the said Eva C. Winchester, 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.

And we, A. Crawford and wife, Eva Crawford, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Eva C. Winchester, as aforesaid, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of December, 1953.

A Crawford

Eva Crawford

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named A. Crawford and wife, Eva Crawford, 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 Madison, Tennessee, this 19th day of December, 1953.

Commission expires April 25, 1954

W. H. Landis
Notary Public