K 2244

WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of $ 4,000.00- - - - - - - - - - - - - - - - - -

FOUR THOUSAND & NO/100- - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by A. Crawford and wife, Eva Crawford, the receipt of which is acknowledged, I, Eva C. Winchester, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said A. Crawford and wife, Eva Crawford, their

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

Being a southerly portion of Lot No. 13 of Section 2 on the Plan of Life & Casualty Insurance Company's Subdivison of the Dabbs and Elliott property, Known as Dupontonia, 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, Engineer, dated July 31, 1950, as follows:

BEGINNING at a point in the center line of Pitts Avenue, the common corner of Lots 13 and 14, Section 2; running thence with the line between said Lots, N 40° 01' west 328 feet to a point; thence N 41° 06' E 35 feet to a point; thence S 55° 12' E 178 feet to a point; thence S 37° 04' W 20 feet to a point; thence S 41° 00' E 172 feet to the center line of Pitts Avenue; thence with the same, southwardly 65 feet to the beginning, and being the same property conveyed Eva C. Winchester, her separate estate, by deed from Arkley Crawford and wife, Eva Crawford, of record in Book 1880, page 139, said Register's Office.

(The property is sold and hereby conveyed subject to easements of record in Book) (917, page 364, and in Book 924, page 121, both in said Register's Office, same ) (being made a part of this conveyance by reference. )

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. Crawford and wife, Eva Crawford, their

heirs and assigns, forever.

And I do covenant with the said A. Crawford and wife, Eva Crawford,

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, Eva C. Winchester,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said A. Crawford and wife, Eva Crawford, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of December, 19 53.

Eva C. Winchester

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Bailey M. Pullen, a Notary Public in and for said County and State, the within named Eva C. Winchester,

the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 1953

Commission expires 10-28-56

Bailey M. Pullen
Notary Public

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