K 2245

For and in consideration of the sum of $ 10.00 Ten & no/100 DOLLARS

cash in hand paid by Vera O. Street, unmarried, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the further consideration of the assumption by the said Vera O. Street of an indebtedness due First Federal Savings & Loan Association of Nashville in the amount of $3771.64 as evidenced by a deed of trust executed by Herschel Gaston Gregory and wife, Rosemary W. Gregory, to Louis R. Linn, Trustee, recorded in Book 1502, page 359, Register's Office for Davidson County, Tennessee,

we, J. H. Crowder and H. L. Crowder

have bargained and sold, and by these presents do transfer and convey unto the said Vera O.Street, to her sole and separate use, free from the debts, contracts, or marital rights of any future husband with full power vested in her to sell, mortgage, transfer or otherwise convey, as if she were a feme sole

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

Being part of block No. 28 on the Map of a part of Sylvan Park, as of record in book 332, page 104, Register's Office for said County, described as follows:
Beginning on the westerly margin of 45th Avenue North, formerly 4th Street, at a point 242 feet south of the southerly margin of Colorado, formerly 9th Avenue; thence with the westerly margin of 45th Avenue North, southwardly 50 feet; thence westwardly and parallel with the southerly margin of Colorado Avenue 150 feet to the easterly margin of a proposed alley; thence with said alley, northwardly 50 feet; thence eastwardly 150 feet to the beginning.

Being the same property conveyed to J. H. Crowder and H.L.Crowder by deed from Herschel Gaston Gregory and wife, of record in book 2240, page 399, 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 Vera O. Street

her heirs and assigns, forever.

And we do covenant with the said Vera O. Street

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 as hereinabove stated & S.&.C. Taxes for 1953 and City & S.&.C.Taxes for 1954 which are assumed by the grantee herein. And we, J.H.Crowder and H. L. Crowder

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Vera O. Street

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

Witness our hands this 16th day of January 19 54

J.H.Crowder

H.L.Crowder

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E. W. Liccard, a Notary Public in and for said County and State, the within named J. H. Crowder and H.L.Crowder

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 Nashville this 16th day of January 19 54

Commission expires May 7, 1957

E. W. Liccard
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 18 day of JAN 1954 at 11 o'clock A.M. and recorded in Book 2271 Page 161
JAMES P. WILSON, Register
By [illegible] D.C.
Recording Fee $ 1.00

TENNESSEE TITLE INSURANCE COMPANY
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

NECESSARY

WARRANTY DEED

FROM
J.H.Crowder et al

TO
Vera O. Street

8008

FILE: C. A. LILLARD & CO.

G 342