K 2299

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of One ---------- DOLLARS ($ 1.00),

cash in hand paid by Queenie Stewart, and other good and valuable considerations, receipt of which is hereby acknowledged,

I, Tom Cross, an unmarried man,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Queenie Stewart, subject to a life estate specifically retained by me in the property herein conveyed,

hereinafter called the Grantee, ~~his~~ her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of the Hick's property, also known as part of Lot No. 182 in McNairy's Mansion House Tract in North Nashville, not of recrod, and described as follows:
Beginning on the northerly margin of Haslam St. at a point 401 feet more or less west of the westerly margin of 9th Ave., No., formerly McLemore St., being the southwest corner of the property conveyed to Fannie Jarrett by deed from Maggie Schmidt, of record in book 479, page 95, Register's Office for said county; thence with her westerly line northwardly 150 ft. more or less to the southerly margin of an alley; thence with said alley westwardly 50 ft. to the northeast corner of the property conveyed to J. W. Hunter and wife, by deed from J. B. Hogle, of record in book 361, page 194, said Register's Office; thence with said Hunter's easterly line southwardly 150 ft. more or less, to the northerly margin of Haslam St., thence with said street, eastwardly 50 feet to the beginning.
Being the same property conveyed to Tom Cross and wife, Lizzie Cross, by deed from Frank Mannion and wife, dated Sept. 1, 1922, and recorded in book 602, page 306, said Register's Office. Lizzie Cross is now dead. Title is vested in Tom Cross as surviving husband of Lizzie Cross.
Said above described property is conveyed subject to my life estate therein, which is expressly reserved and retained by me, as hereinabove set forth.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, ~~his~~ her heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, ~~his~~ her heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 27th day of September, 1954.

TOM CROSS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mrs. Lydia DeVandry, a Notary Public in and for the State and County aforesaid, personally appeared the within named Tom Cross, an unmarried man

the bargainor(s), 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 Nashville, Tennessee, this the 27th day of September, 1954.

Mrs. Lydia DeVandry
Notary Public

My commission expires: July 11, 1956

21 WARRANTY DEED
From TOM CROSS
To QUEENIE STEWART

STATE OF TENNESSEE, DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record SEP 27 1954 at 9:27 A.M.
Recorded in book 2299 Page 359
Recording Fee $ 2.00
JAMES P. [illegible], Register
By [illegible] D.R.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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