K 2301

For and in consideration of the sum of $ 10.00

Ten and No/100---------- DOLLARS

Cash in hand paid by Albert D. Crymes and wife, Margaret Owens Crymes, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We Frank St. Charles, Jr. and wife, Rosa Lee St. Charles have bargained and sold, and by these presents do transfer and convey unto the said Albert D. Crymes and wife, Margaret Owens Crymes 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. 20 on the Plan of George I. Waddey's Subdivision of the Southerly part of Lots Nos. 4, 5 and 6 of the Horton Property, as of record in Book 547, Page 8, Register's Office for said County.
Said Lot 20 fronts 50 feet on the Southerly side of Wedgewood Avenue and runs back between parallel lines 168 feet to a dead line.
Being the same property conveyed to Frank St. Charles, Jr. and wife, Rosa Lee St. Charles by deed from James E. Richardson and wife, of record in Book 1808, Page 55, 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 Frank St. Charles, Jr. and wife, Rosa Lee St. Charles. their heirs and assigns, forever.

And we do covenant with the said Albert D. Crymes and wife, Margaret Owens Crymes 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 Frank St. Charles, Jr. and wife, Rosa Lee St. Charles do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Albert. D. Crymes and wife, Margaret Owens Crymes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 14 day of October, 1954.

Frank St. Charles Jr.
Frank St. Charles, Jr.

Rosa Lee St. Charles
Rosa Lee St. Charles

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~Maurine Goto~~ Russ J. Glenn, a Notary Public in and for said County and State, the within named Frank St. Charles, Jr. and wife, Rosa Lee St. Charles

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 Nashville, Tennessee, this 14 day of October, 1954

Commission expires April 22, 1958

Russ J. Glenn
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
OCT 18 1954
at 9:21 o'clock A M
and recorded in Book 2178
Page 586
Register

WARRANTY DEED

6470 FROM Frank St. Charles ET UX

TO Albert D. Crymes & wife, Margaret Owens Crymes

1638

G 586