K 2440

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, John Lester Crafton and wife, Sallie Farmer Crafton,

have bargained and sold, and by these presents do transfer and convey unto the said William Oscar Williams and wife, Viola G. Williams, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 2 on the Plan of E. T. Brown's Subdivision of an 18 acre tract on the Charlotte Pike of record in Book 332, pages 116 and 126, Register's Office for said County, and described according to a survey made by Lewis D. Justice, Surveyor, April 12, 1946, as follows:
Beginning at a point on the easterly margin of Cowan Avenue 358 feet north of the northerly margin of Charlotte Pike, said point being 100 feet north of the northwest corner of the property conveyed to William Arthur Brown and wife, by deed from W. A. Brown and wife, of record in Book 1166, page 75, said Register's Office; thence with the easterly margin of said Avenue northwardly 50 feet; thence eastwardly 150 feet to the westerly line of the property conveyed to G. T. Smith and wife, by deed from W. A. Brown and wife, of record in Book 1305, page 321, said Register's Office; thence with Smith's westerly line, southwardly 50 feet; thence westerly 150 feet to the beginning.
Being the same property conveyed to John Lester Crafton and wife, Sallie Farmer Crafton, by deed from Marbut G. Gaston and wife, of record in Book 1540, page 69, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Oscar Williams and wife, Viola G. Williams, their heirs and assigns, forever.

And we do covenant with the said William Oscar Williams and wife, Viola G. Williams 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 by 1955 taxes, which the grantees herein assume and agree to pay.
And we, John Lester Crafton and wife, Sallie Farmer Crafton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Oscar Williams and wife, Viola G. Williams their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29th day of June, 19 55.

John Lester Crafton
John Lester Crafton

Sallie Farmer Crafton
Sallie Farmer Crafton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named John Lester Crafton and wife, Sallie Farmer Crafton

the bargainer, 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 8th day of July, 19 55.

Commission expires July 14, 1956

Jno. C. Jeffords Notary Public State at Large

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