BK 2486

WARRANTY DEED — Form 1461 — Published by Tennessee Title Company

For and in consideration of the sum of $15,500.00- -

FIFTEEN THOUSAND FIVE HUNDRED & NO/100- DOLLARS

cash in hand paid by William M. Crump and wife, Mary D. Crump, the receipt of which is hereby acknowledged, we, James W. Blair and wife, Betty E. Blair, - have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM M. CRUMP AND WIFE, MARY D. CRUMP, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th Civil District of said County, being known as Lot No. 1 on the unrecorded Map of Candace Heights, as described according to a copy of a survey made by Hickerson-Miller, Engineers, as follows:

BEGINNING at a point in the southerly margin of Grandview Avenue at the corner of Lots 1 and 2; thence with the line between said lots, southwardly 352.2 feet to the north line of the flowage easement of Cumberland River as established by the instrument of record in Book 2273, page 117, Register's Office for said County; thence along the north line of said easement and along the north line of Locke Avenue, westwardly 10 feet, more or less, to a point; thence north 86° 18' west 275 feet, more or less, to a point; thence south 88° 42' west 80.1 feet to the beginning of a curve; thence around said curve, in a northwestwardly direction, 41.9 feet to the east margin of Howse Avenue; thence with the margin of the same, north 4° 50' east 226.1 feet to the beginning of a curve; thence around said curve, northeastwardly 35.1 feet to the south margin of Grandview Avenue; thence with the margin of the same, north 79° 10' east 304.5 feet to the point of beginning, and being part of the property conveyed to James W. Blair and wife, Betty E. Blair, by deed from David F. Johnson and wife, of record in Book 2393, page 527, said Register's Office.

The above described property is sold and hereby conveyed subject to easement for flow of Cumberland River, of record in Book 2273, page 117, said Register's Office, a 100-foot set-back line from Grandview Avenue and from Howse Avenue, a 30-foot set-back line from Cumberland River and a 20-foot-wide easement for public utilities running through the southeast part of the lot as shown on said unrecorded Map of Candace Heights.

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 M. Crump and wife, Mary D. Crump, their heirs and assigns, forever.

And we do covenant with the said William M. Crump and wife, Mary D. Crump, 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, excepting easements and set-backs hereinabove mentioned.

And we, the Grantors, 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 M. Crump and wife, Mary D. Crump, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of November, 1955.

James W Blair

Betty E Blair

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. E. Landis, a Notary Public in and for said County and State, the within named James W. Blair and wife, Betty E. Blair, 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, Tennessee, this 17th day of November, 1955

W E Landis
Notary Public

Commission expires April 26, 1958

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