K 2540

WARRANTY DEED Form 1401 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 James L. Creson and wife, Ruby D. Creson and other good and valuable considerations, receipt of which are hereby acknowledged,

CARL BATSON, INC., has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said James L. Creson and wife, Ruby D. Creson

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. 2 on the Plan of Crescent Heights, of record in Book 2331, page 100, Register's Office for said County.

Said Lot no. 2 fronts 70 feet on the westerly side of Dodge Drive and runs back 141.47 feet on the northerly line and 154.43 feet on the southerly line to a dead line in the rear on which it measures 83 ft.

Being part of the property conveyed to Carl Batson, Inc., by deed from D. Charlton Pugh and wife, of record in Book 2492, page 140, Register's Office for said County.

This conveyance subject to restrictive covenants of record in Book 2496, page 713, 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 James L. Creson and wife, Ruby D. Creson

their heirs and assigns, forever.

And ~~I~~ CARL BATSON, INC., does ~~do~~ covenant with the said James L. Creson and wife, Ruby D. Creson that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 1959 which are pro rated and assumed by the grantee herein.

And CARL BATSON, INC., does ~~do~~ further covenant and bind itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said James L. Creson and wife, Ruby D. Creson

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

IN WITNESS WHEREOF, Carl Batson, Inc., has caused this instrument to be executed by its President and its corporate seal affixed hereto by ~~his~~ its duly authorized officer, ~~hand~~ this ~~day~~ day of ~~XXXXXXXXXXXXXXXXXXXX~~ 19 ~~XXXX~~

CARL BATSON, INC.

By: Carl Batson, President

STATE OF TENNESSEE)
Davidson County )

Before me, ~~XXXXXXXXXXXXXXXXXXXX~~, a Notary Public in and for ~~XXXXXXXXXXXXXXXXXXXX~~ County and State, the within named ~~XXXXXXXXXXXXXXXXXXXX~~ the bargainor ~~XXXXXXXXXXXXXXXXXXXX~~ with whom I am personally acquainted, and who acknowledged that ~~XXXXXXXXXXXXXXXXXXXX~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~XXXXXXXXXXXXXXXXXXXX~~ Tennessee, this ~~XXXXXXXXXXXXXXXXXXXX~~ day of ~~XXXXXXXXXXXXXXXXXXXX~~, 19 ~~XXXX~~

Commission expires ~~XXXXXXXXXXXXXXXXXXXX~~

Notary Public

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