WARRANTY DEED

FROM W. R. Close et al.

TO W. Russell Crow et ux.

No. 6954

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 of JUN A.D. 1956 at 10:43 o'clock A
Noted in Book 26 Page 316
Recorded in Book ____ Page ____
Recording Fee $2.25
JAMES P. WILSON, Register
By ____ Dpt. Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

2.25

WARRANTY DEED

For and in Consideration of the sum of One Thousand Two Hundred Fifty ($1,250.00) and no/100 - DOLLARS

Cash, paid by W. Russell Crow and wife, Eleanor W. Crow, the receipt of which is hereby acknowledged.

We, W. R. Close and Barton Close

have bargained and sold, and by these presents do transfer and convey unto the said W. Russell Crow and wife, Eleanor W. Crow, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly 82 feet of Lot No. 709 and the northerly 82 feet of the westerly 8 feet of Lot No. 707 of Block No. 89 on Plan No. 1, West Nashville, as of record in book 57, page 75, Register's Office for said County.
Said parts of lots Nos. 707 and 709 front together 33 feet on the southerly side of the first alley north of Charlotte Avenue and extend back between parallel lines, 82 feet to the center of a party wall.
Premises were devised to Lella B. Close by Will of C. W. F. Close, deceased, of record in Will Book 47, page 281, County Court for said County, said devisee having since died.

This conveyance is made subject to easement as to support of party wall and agreement as to rebuilding said wall as set out in deed from Warren B. Sloan and wife, to C. W. F. Close, of record in Book 737, page 345, 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 W. Russell Crow and wife, Eleanor W. Crow, their heirs and assigns, forever.

And we do covenant with the said W. Russell Crow and wife, Eleanor W. Crow 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 taxes for 1956 prorated and assumed by the purchasers.