K 2543

WARRANTY DEED Form 101 Furnished by Tennessee Title Company

For and in consideration of the sum of $ TEN & 00/100 ($10.00) ---------- DOLLARS cash in hand paid by John J. Rotier and Lafayette C. Thomas, and for other good and valuable considerations, the receipt of which is hereby acknowledged, and further the said John J. Rotier and Lafayette C. Thomas assume and agree to pay the unpaid balance of a note, originally in the amount of $13,500.00, dated Feb. 18, 1954, and secured by a deed of trust executed by Thelma W. Hall and husband to E. A. Covington, Trustee, of record in Book 2235, pagd 593, Register's Office, Davidson County, Tennessee,

We, DOROTHY H. SHAUB CRAWFORD AND HUSBAND, J. Y. CRAWFORD, have bargained and sold, and by these presents do transfer and convey unto the said JOHN J. ROTIER AND LAFAYETTE C. THOMAS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lots Nos. 30 and 31 on the Plan of Vine Hill, John W. Morton's First Addition, as of record in Book 161, page 12, Register's Office for said County, and described together as follows:
BEGINNING at the Northwest corner of Benton Avenue, and Bransford, formerly Morton Avenue, being the Southeast corner of said Lot No. 31; thence with the northerly margin of Benton Avenue, westerly 173 feet to the corner of Lots Nos. 29 and 30; thence northerly with the line between said two lots 170 feet to the southerly margin of an alley; thence with the southerly margin of said alley, easterly 36 feet to the westerly margin of said Bransford Avenue; thence with the westerly margin of said Avenue in a southeasterly direction, 218 feet more or less, to the beginning.
Being the same property conveyed to Dorothy H. Shaub, now Crawford, by deed from Thelma W. Hall, and husband, of record in Book 2295, page 288, 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 John J. Rotier and Lafayette C. Thomas, their heirs and assigns, forever.

And we do covenant with the said John J. Rotier and Lafayette C. Thomas, 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 we, Dorothy H. Shaub Crawford and husband, J. Y. Crawford, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John J. Rotier and Lafayette C. Thomas, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of June, 1956.

Dorothy H. Shaub Crawford
J. Y. Crawford

NOTARY PUBLIC SEVIER COUNTY TENNESSEE

STATE OF TENNESSEE
Davidson County
Sevier

Personally appeared before me, Margaret Long, a Notary Public in and for said County and State, the within named Dorothy H. Shaub Crawford and husband, J. Y. Crawford, 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 Gatlinburg Sevierville, Tennessee, this 21st day of June, 1956.

Commission expires April 18, 1957

Margaret Long
Notary Public

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