K 2736

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$12,300.00----------
Twelve Thousand Three Hundred and No/100 ---------- DOLLARS
Cash in hand paid by Lee H. Pennington and wife, Jasa P. Pennington, the receipt of which is hereby acknowledged,

We, Edward E. Crawford and wife, Louise Crawford,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Lee H. Pennington and wife, Jasa P. Pennington, 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 the southerly 30.6 feet of Lot No. 2 and the northerly 28 feet of Lot No. 3, of the Subdivision of Lot No. 40 in O. B. Hayes Plan of Large Lots, as of record in Book 148, page 433, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 58.6 feet on the westerly side of 15th Avenue, South, and run back between parallel lines 150 feet to an alley on which they measure 58.6 feet.

Being the same property conveyed to Edward E. Crawford and wife, Louise Crawford, by deed from Walter Young and wife, Era G. Young, of record in Book 2045, page 555, 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 Lee H. Pennington and wife, Jasa P. Pennington, their heirs and assigns, forever.

And we do covenant with the said Lee H. Pennington and wife, Jasa P. Pennington 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 for taxes for 1958, which have been pro-rated and assumed by the grantees, herein.

And we, Edward E. Crawford and wife, Louise 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 Lee H. Pennington and wife, Jasa P. Pennington, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of January, 1958

Edward E. Crawford

Louise Crawford

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