K 2737

WARRANTY DEED REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of FIVE THOUSAND SIX HUNDRED SIXTY TWO AND 90/100 DOLLARS ($5,662.90),

promised to be paid to Russell D. Ward and Margaret B. Ward by George B. Crafton and Martha W. Crafton in accordance with the terms of dissolution of partnership dated 1/1/58, between George B. Crafton and Russell D. Ward, and the assumption of the outstanding obligation on the installment deed against the property by George B. Crafton, we

Russell D. WARD and Margaret B. WARD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

George Boyd CRAFTON and Martha W. CRAFTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

a one half undivided remainder interest in:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee being part of Lot No. 3 on the Map showing division of Mrs. Lucinda Litton's Land, as of record in Book 421, page 108, Register's Office for said County, being part of and unnumbered lot and the westerly 10 feet of the northerly 64 feet of Lot No. 35 on the Map of Eastmoor Place, as of record in Book 547, pages 177 and 178, said Register's Office.

Said part of Lot No. 3 or unnumbered lot fronts 64 feet on the easterly side of the Gallatin Pike, as widened, and together with said part of Lot No. 35 runs back between parallel lines 253.3 feet, more or less, to the westerly line of the property conveyed to Lula May Martin by deed from B. R. Kennedy and wife, of record in Book 1272, page 516, said Register's Office.

Being the same property conveyed to George B. Crafton and wife, Martha W. Crafton and Russell D. Ward and wife, Margaret B. Ward by Deed, from Myrtle S. Smith and Monty D. Duke, and Miller D. Cummings, and now held in trust by R. V. Bass, of record in Book 2279 page 492, Davidson County Registers Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 4 day of Feb, 195 8

Margaret B Ward

Russell D. Ward.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rebecca A. McCallum, a Notary Public in and for the State and County aforesaid, personally appeared the within named Russell D. Ward and wife, Margaret B. Ward

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 Nashville, Tennessee, this the 4 day of February, 195 8

Rebecca A. McCallum
Notary Public

My commission expires: Jan. 28, 1961

REGISTER'S OFFICE
STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 7 day FEB A.D. 1958 2:22 o'clock P M.
and recorded in Book 2737 Page 422
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Smith D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

WARRANTY DEED
From Russell D. Ward
To George Boyd Crafton
Martha W. Crafton
Margaret B. Ward
69454

G 422