K 2798



**WARRANTY DEED** G-122771 R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged,



ANDREW M. BLACKFORD and wife, EULA H. BLACKFORD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BILLY R. CRANE and wife, JULIA FAYE CRANE,

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:

Land in Davidson County, Tennessee, being lot No. 7 on the Map of Dugger Heights, No. 2, as of record in Book 1424, page 135, Register's Office for said County.

Said Lot No. 7 fronts 65 feet on the westerly side of Wendell Avenue and runs back between lines, 234.8 feet on the northerly line and 237.6 feet on the southerly line to a dead line in the rear on which it measures 65.06 feet.

Being the same property conveyed to Andrew M. Blackford and wife, Eula H. Blackford, by deed from Dalewood Homes, Inc., as of record in Book 1882, page 115, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 975, page 263; Book 967, page 783; Book 954, page 388; Book 975, page 214; in Book 975, page 204, as amended by an instrument of record in Book 1757, page 309, and restrictions in Book 1786, page 289, 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 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, **except taxes for 1958 which have been prorated and assumed by the Grantees herein.**

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 1st day of July, 1958

Andrew M. Blackford

Eula H. Blackford

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, Virginia E. Mitchell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Andrew M. Blackford and wife, Eula H. Blackford, 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 28th day of July, 1958

Virginia E. Mitchell
Notary Public

My commission expires: April 22, 1961

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