K 2807

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 (five dollars) cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, that is to say that the grantees herein are taking and assuming the unpaid balance of a note in the principal sum of $10,300.00 executed August 7, 1954 by J. W. Crumpton and J. B. Welch, payable to Joe B. Winfrey et ux, Virginia Winfrey at 6% per annum, said note to secure payment due on the property as described here and after, and the grantees do hereby promise and agree to pay the said balance on the said note, therefore DOLLARS

We, J. B. Welch et ux, Ruby Welch have bargained and sold, and by these presents do transfer and convey unto the said J. W. Crumpton et ux, Dorothy Crumpton all their right, title and interest to their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lots Nos. 13 and 14 of Block "A" on the plan of Forest Park Subdivision at Madison, Tennessee, as of record in book 843, page 44, Register's Office for said County.
Said lots Nos. 13 and 14 front together 50 feet on the westerly side of First Avenue and run back between parallel lines with the northerly margin of Oak Street, 105 feet to a dead line.
Being the same property as conveyed from Joe B. Winfrey and wife, Virginia Winfrey by Warranty Deed to J. W. Crumpton & J. B. Welch, as of record in Book ____, Page ____, R.O.D.C., Tennessee.
Grantees herein assume the payment of the property taxes for 1954 and 1955.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. W. Crumpton et ux, Dorothy Crumpton their heirs and assigns, forever.

And we do covenant with the said J. W. Crumpton et ux, Dorothy Crumpton 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 as aforesaid

And we, J. B. Welch et ux, Ruby Welch do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. W. Crumpton et ux, Dorothy Crumpton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28 day of February 19 55.

/s/ J. B. Welch

/s/ Ruby Welch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James W. Hill a Notary Public in and for said County and State the within named J. B. Welch et ux

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 28th day of February 19 55

James W. Hill
Notary Public

Commission expires 5/14/58

PG 149