K 2855

WARRANTY DEED — NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten and no/one hundreds DOLLARS ($ 10.00),

Cash in hand and other good and valuable considerations paid to us by the purchasers, the receipt of which is hereby acknowledged. And in addition the purchasers assume and agree to pay an indebtedness held by the Guaranty Mortgage Co. secured by a note and deed of trust dated June 26, 1956, in the original sum of $14,400.00 and recorded in Book 2520, page 117, Register's Office for Davidson County Tennessee, and said indebtedness having been reduced by monthly payments until the present principal unpaid balance is $11,632.00 as of November 20, 1958.

Eugene Hellstern, Jr. and wife Dorothy W. Hellstern

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Wilson O. Crabb and wife Emma N. Crabb

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. 81 on the Map of Donelson Hills Subdivision, as of record in Book 2321, pages 22 and 23, Register's Office for said County.

Said Lot No. 81 fronts 65 feet on the southwesterly side of Dearborn Drive, and runs back 234.2 feet on the northwesterly side and 201.1 feet on the southeast side to a line in the rear measuring 108.8 feet thereon.

Being the same property conveyed to Eugene Hellstern, Jr. and wife Dorothy W. Hellstern by deed from Marshall L. Bailey and wife Kayrene D. Bailey by deed of record in Book 2520, page 117, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.

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 20th day of November, 1958

Eugene Hellstern, Jr.

Dorothy W. Hellstern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jon D Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Eugene Hellstern Jr. and wife Dorothy W. Hellstern, 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 24th day of November, 1958

Jon D. Coleman
Notary Public

My commission expires: NOV. 13, 1960

20 WARRANTY DEED

From 7426
Eugene Hellstern, Jr. and wife
Dorothy W. Hellstern

To
Wilson O. Crabb and wife
Emma N. Crabb

RUSH

[redacted]

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day
of NOV A.D. 1958
at 3:16 o'clock P.M.
Noted in Book 2520 Pg. 633
Recorded in Book 2520 Pg. 633
Recording Fee $1.00
JAMES P. WILSON, Register
By [signature]

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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