K 2864

WARRANTY DEED

For and in consideration of the sum of $10.00

. . . . . Ten and 00/100 . . . . . DOLLARS

Cash in hand paid by the grantee herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Estelle Crandall Dickerson and William W. Crandall

have bargained and sold, and by these presents do transfer and convey unto the said Jean D. Schwartz her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being the southwesterly half of lot No. 1 in the Plan of West End Park, as of record in Book 161, page 47, Register's Office for said County. Said lot begins at a stake at the southwesterly corner of said lot No. 1, and being also the corners of lots 2, 8 and 9 on said plan, and runs thence in a southeasterly direction with the line between lots 1 and 2 on said plan, 216.8 feet to a stake, it being the southeasterly corner of lot No. 1 in the northwesterly margin of Roadway, and being Mrs. Alunda Fite's northeastern corner of her lot, and running thence in a northeasterly direction with the northwesterly margin of Roadway, 100½ feet, to the corner of Goodloe Cockrill and wife's lot; thence northwesterly with Goodloe Cockrill and wife's southwesterly 206 feet to a stake, the southwestern corner of Goodloe Cockrill and wife's lot; thence south 36 degrees and 45 minutes west 100 feet to the beginning, and being that portion of said lot No. 1 lying between the lots of Mrs. Alunda Payne Fite's lot and Goodloe Cockrill and wife's lot.
Said property was devised to Estelle Crandall Dickerson and William W. Crandall, by will of Charlotte Lewis Crandall, dated May 5, 1945, probated July 18, 1958, and recorded in Will Book 70, page 515, County Court Clerk's Office for said County.

This conveyance is made on and subject to Restrictive covenants contained in deed from T. J. Hayes, Trustee and individually et al, to Geo. A. Shwab, dated April 22, 1909, filed May 1, 1909, and recorded in book 371, page 124, 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 said Jean D. Schwartz her heirs and assigns, forever.

And we do covenant with the said Jean D. Schwartz 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 with exception of taxes for year 1959 which have been adjusted between grantors and grantee from date of this instrument and grantee hereby assumes and agrees to pay same when due and payable

And we, Estelle Crandall Dickerson and William W. Crandall do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jean D. Schwartz her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of January, 1959

Estelle Crandall Dickerson

William W. Crandall

STATE OF TENNESSEE
Davidson County

Personally appeared before me, CALLIE YARBROUGH, a Notary Public in and for said County and State, the within named Estelle Crandall Dickerson

the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of January, 1959

Commission expires My Commission Expires Oct. 27, 1960

Callie Yarbrough
Notary Public

PG 211