K 2879

WARRANTY DEED

*For and in consideration of the sum of*_____

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and other good and valuable considerations cash in hand paid by James C. Pickett and wife, Lois T. Pickett, the receipt of which is hereby acknowledged,

Dorothy Taylor Crutcher, *have bargained and sold, and by these presents do transfer and convey unto the said* James C. Pickett and wife, Lois T. Pickett, their *heirs 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. 3 on the Plan of Ratterman's Subdivision of Lots Nos. 87 and 90 inclusive in D. T. McGavock's Addition, as of record in Book 161, page 42, Register's Office for said County.

Said Lot No. 3 fronts 53.9 feet on the westerly side of 5th Avenue North, formerly Summer Street, and runs back between parallel lines 170.9 feet to an alley.

Being the same real property conveyed to Dorothy Taylor Crutcher by deed from Mrs. Ada Witcher, dated December 15, 1952, filed December 16, 1952, of record in Book 2103, page 625, 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 said James C. Pickett and wife, Lois T. Pickett, their *heirs and assigns, forever.*

And I *do covenant with the said* James C. Pickett and wife, Lois T. Pickett, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Dorothy Taylor Crutcher, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James C. Pickett and wife, Lois T. Pickett, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 6th *day of* March, *19*59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dorothy Taylor Crutcher

Marvin Crutcher

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thos. O. H. Smith, *a Notary Public in and for said County and State,* Dorothy Taylor Crutcher and husband, Marvin Crutcher

the within named 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 Nashville, Tennessee, *this* 6th *day of* March, *19*59.

Thos. O. H. Smith
Notary Public

Commission expires 4-21-1959

NOTARY PUBLIC DAVIDSON CO. TENN.

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