K 2881

Book 2881 Page 71

For and in consideration of the sum of $10.00
Ten and no/100..... DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, we, James H. Crowder, Jr., and wife, Flora P. Crowder

have bargained and sold, and by these presents do transfer and convey unto the said John Ed Jordan

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of College Hill Subdivision, of record in Book 2133, page 52, Registe Office for said County.

Said Lot fronts 75 feet on the northwesterly side of Batavia Street and runs back between lines, 167.55 feet on the northeasterly line and 187.5 feet on the southwesterly line, to a dead line, measuring 59.49 feet thereon, said dead line being a broken line.

Being the same property conveyed to James H. Crowder, Jr. and wife, Flora P. Crowder, by deed from James W. Wynn and wife, of record in Book 2739, page 481, said Register's Office.

The Plan of record in Book 2133, page 52, shows an Owner's Certificat . A 25-foot set-back line from Batavia Street and a 10-foot easement for public utilities along the northerly or rear line of the lot.

This conveyance is subject to restrictions filed for record August 7, 1953, in Book 2156, page 41.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Ed Jordan his heirs and assigns, forever.

And we do covenant with the said John Ed Jordan 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.

And we, James H. Crowder, Jr and wife, Flora P. Crowder do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Ed Jordan his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13 day of March, 19 59

James H. Crowder Jr. (Mrs.) Flora P. Crowder

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, W D Hawkins Jr, a Notary Public in and for said County and State, the within named James H Crowder and wife, Flora P. Crowder

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 13 day of March, 19 59

Commission expires January 23, 1960

Notary Public

Warranty Deed

FROM JAMES H CROWDER AND WIFE

TO FLORA P. CROWDER

JOHN ED JORDAN

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of MAR A.D. 1959 at 8:33 o'clock A.M.
Noted in Book 42 Page 534
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy

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