K 2923

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ----------($10.00)---------- *DOLLARS* cash in hand paid by Dorothy C. Crowley, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, George H. Gaffney and wife, Anna Askew Gaffney *have bargained and sold, and by these presents do transfer and convey unto the said* Dorothy C. Crowley *her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 12 and the southerly 20 feet of lot No. 11 on the map showing subdivision of lots Nos. 12, 13, 14 and 15 on the plan of Belair, as of record in book 547, page 96, Register's Office for said County. Said lot No. 12 and part of lot No. 11 front together 70 feet on the easterly side of 28th Avenue South, and run back between parallel lines 225 feet to a dead line.

Being the same real property conveyed to George H. Gaffney and wife, Anna Askew Gaffney, by deed from Willie Yates and husband, dated August 27, 1938, filed September 1, 1938, and recorded in book 1090, page 463, 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 Dorothy C. Crowley *her heirs and assigns, forever.*

And we *do covenant with the said* Dorothy C. Crowley *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 for taxes for the year 1959 which are prorated and assumed by purchaser.

And we, George H. Gaffney and wife, Anna Askew Gaffney *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dorothy C. Crowley *her heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 18th *day of* June, *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.*

George H. Gaffney

Anna Askew Gaffney

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,....., *a Notary Public in and for said County and State,*.....

.....

.....

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

Witness my hand and official seal at.....*Tennessee, this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

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