K 2994

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Two Hundred, Seventy-Five ($275.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, **DOLLARS**

We, James W. Blair, et ux, Betty E. Blair, **have bargained and sold, and by these presents do transfer and convey unto the said** William M. Crump, et ux, Mary Crump, their **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. 2 on the Plan of Candace Heights of record in Book 2330, page 78, Register's Office for said County, described according to a copy of a survey thereof made by Hickerson-Miller, Engineers, dated October 21, 1959, as follows:

Said Lot No. 2 fronts 150 feet on the south side of Berwick Trail and runs back between lines, 374.7 feet on the easterly line and 357.8 feet on the westerly line to the waters edge of Cumberland River on which it measures 150 feet more or less. Excluding, however, the easement as created by instrument of record in Book 2273, page 117, said Register's office.

Being part of the property conveyed to James W. Blair and wife, Betty E. Blair, by deed from David F. Johnson and wife, of record in Book 2393, page 527, 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 William M. Crump, et ux, Mary Crump, their **heirs and assigns, forever.**

And we **do covenant with the said** William M. Crump, et ux, Mary Crump, **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 W. Blair, et ux, Betty E. Blair, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William M. Crump, et ux, Mary Crump, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 20th **day of** Nov, 19 59

James W. Blair

Betty E. Blair

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