For and in consideration of the sum of Five ($5.00) and no/100 - - - -

DOLLARS

cash in hand paid by William Thomas Crouch and wife, Shirley Ann Crouch, and other good and valuable consideration, receipt of all of which is hereby acknowledged,

We, J. H. Sadler and wife, Maude Sadler

have bargained and sold, and by these presents do transfer and convey unto the said William Thomas Crouch and wife, Shirley Ann Crouch

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

A parcel of land in the 6th Civil District of said County, on the south side of the Old River Road, and being a portion of a 10 acre tract conveyed to J. H. Sadler by deed of record in book 167, page 12, Register's Office for said County, and more particularly described as follows:
Beginning at a point in the Old River Road 142 feet with center of road [illegible] West from North East corner of 10 acre tract to the point of beginning in the center of Old River Road; thence South 12° West, 323 feet to an iron stake; thence North 78° West 120 feet to an iron stake; thence North 10° East [illegible] center of Old River Road; thence South 44° East along the center of Old River Road 142 feet to the point of beginning, the above description [illegible] with a survey by S. H. Hutchison, dated January 2[illegible], 1[illegible]0, [illegible] being a part of the same property conveyed to J. H. Sadler by deed of [illegible] Maxison, et ux, of record in book 167, page 12, 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 Thomas Crouch and wife, Shirley Ann Crouch, their *heirs and assigns, forever.*

And we *do covenant with the said* William Thomas Crouch and wife, Shirley Ann Crouch *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 taxes for 1960 which are assumed by grantees

And we *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 Thomas Crouch and wife, Shirley Ann Crouch their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 2nd *day of* February, 19[illegible]*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. J. Connor *, a Notary Public in and for said County and State,* J. H. Sadler and wife, Maude Sadler

the within named 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 *this* 2nd *day of* February *, 19*60

Notary Public.

Commission expires

70548

WARRANTY DEED

FROM

J. H. SADLER, ET UX,

TO

WILLIAM THOMAS CROUCH, ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3 day of FEB A.D. 1960 at 11:45 o'clock A. M.
Noted in Book 43 Page 702
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] Dep. Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE