K 3071

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of One Thousand Four Hundred Twenty-Seven and 50/100 ($1,427.50). . . . . DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration the grantees assume and agree to pay the balance of a loan in the original amount of $6,250.00 which now has a balance of approximately $5,800.00 as set out in Trust Deed of record in Book 2580, page 367, Register's Office for Davidson County, Tennessee

We, ALLEN H. POTTS, and wife, VADIE H. POTTS

_____ have bargained and sold, and by these presents do transfer and convey unto the said BENNIE FRANK CRAWLEY, and wife, LEONA FRANCES S. CRAWLEY,

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 the easterly 34 feet front and 50 feet rear of the northerly 165 feet of Lot No. 40, Plan of H. M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for said County, more particularly described according to a survey dated July 28, 1955, by Hickerson and Miller, Engineers-Surveyors, as follows:

Beginning at a point in the south margin of Straightway Avenue, said point being an iron pin located 50 feet east from the northwest corner of said lot No. 40; thence east along the south margin of Straightway Avenue, 34 feet to an iron pin located at the southwest corner of the intersection of Straightway and Chapel Avenues; thence in a southeasterly direction along the westerly margin of Chapel Avenue, 37 feet to a point; thence leaving said Chapel Avenue, south 4 deg. west 132.6 feet to a point; thence north 87 deg. west 50 feet to a point; thence north 4 deg. east 165 feet to the point of beginning.

Being the same real property conveyed to Allen H. Potts and wife, Vadie H. Potts, by deed from Lee T. Murphy and wife, dated February 12, 1960, filed February 15, 1960, and recorded in Book 3028, page 581, 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 BENNIE FRANK CRAWLEY, and wife, LEONA FRANCES S. CRAWLEY, their heirs and assigns, forever.

And We do covenant with the said BENNIE FRANK CRAWLEY, and wife, LEONA FRANCES S. CRAWLEY 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 as noted above and 1960 taxes which are assumed by grantees

And We, ALLEN H. POTTS, and wife, VADIE H. POTTS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said BENNIE FRANK CRAWLEY, and wife, LEONA FRANCES S. CRAWLEY, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 16 day of MAY, 19 60

Allen H. Potts
Allen H. Potts

Vadie H. Potts
Vadie H. Potts

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