K 3074

WARRANTY DEED

For and in consideration of the sum of $10.00
----------TEN and NO/100----------*DOLLARS*
cash in hand paid by Johnie Lee Crosby, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Theodore Lewis

have bargained and sold, and by these presents do transfer and convey unto the said Johnie Lee Crosby, his
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 18 on the plan of McNish's Subdivision of the J. W. McFerrin 6¼ acre tract in East Nashville, as of record in book 57, page 129, Register's Office for said County.

Said lot No. 18 fronts 50 feet on the westerly side of Hart Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same real property conveyed to Theodore Lewis, by deed from Lucinda Wynn, dated August 15, 1958, filed August 18, 1958, and recorded in book 2800, page 559, Registers Office for said County.

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

And I *do covenant with the said* Johnie Lee Crosby
that I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Theodore Lewis
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Johnie Lee Crosby, his
heirs and assigns against the lawful claims of all persons, whomsoever.
Witness my *hand this* 2nd *day of* June, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Theodore Lewis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thos. O. H. Smith, *a Notary Public in and for said County and State,* Theodore Lewis

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

Witness my hand and official seal at Nashville, *Tennessee, this* 2nd *day of* June, *19* 60

THOS. O. H. SMITH NOTARY PUBLIC DAVIDSON COUNTY TENN.

Thos. O. H. Smith *Notary Public*

Commission expires 4/23/63

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