BK 3097

4000 =

WARRANTY DEED

For and in consideration of the sum of ten and no/100---------- ----------($10.00)------ *DOLLARS*

cash in hand paid by Woodrow W. Crutcher and wife, Beatrice T. Crutcher, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, T. W. Warren and wife, Verdia F. Warren

have bargained and sold, and by these presents do transfer and convey unto the said Woodrow W. Crutcher and wife, Beatrice T. Crutcher, their

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

Being the westerly 65 feet of lot No. 6 in J. B. Haynie's Oriental Plan, as of record in book 161, pages 26 and 27, Register's Office for said County.

Said part of lot No. 6 fronts 65 feet on the northerly side of Trinity Lane, formerly Countess Street, and extends back between parallel lines 140 feet, more or less to an alley.

Being part of the real property conveyed to T. W. Warren and wife, Verdia F. Warren, by deed from Ellis Haddock and wife, dated November 21, 1938, filed May 19, 1943, and recorded in book 1264, page 341, 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 Woodrow W. Crutcher and wife, Beatrice T. Crutcher, their *heirs and assigns, forever.*

And we *do covenant with the said* Woodrow W. Crutcher and wife, Beatrice T. Crutcher *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 1960 which are prorated and assumed by the purchasers.

And we, T. W. Warren and wife, Verdia F. Warren *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Woodrow W. Crutcher and wife, Beatrice T. Crutcher, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 21st *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.*

T. W. Warren

Verdia F. Warren

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. D. Williams, *a Notary Public in and for said County and State,* T. W. Warren and wife, Verdia F. Warren

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, *Tennessee, this* 21 *day of* June, 19 60

J. D. NOTARY PUBLIC DAVIDSON COUNTY TENN.

J. D. Williams, *Notary Public*

Commission expires 1/26/64

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