K 3127

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -

TEN AND NO/100- DOLLARS cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantee herein of the balance of an indebtedness in the amount of SEVEN THOUSAND SEVEN HUNDRED TWENTY-TWO AND 53/100 DOLLARS ($7,722.53) which is secured by a deed of trust on the property herein conveyed executed by Walter N. Crocker, Jr. and wife, Mary Louise Crocker, to Don M. Powell, Trustee, of record in book 2899, page 495, Register's Office for Davidson County, Tennessee, to secure a note in the original principal amount of $7,950.00, with interest at the rate of 5½% per annum, principal and interest payable in monthly installments of $47.70, beginning April 1st, 1959, balance March 1st, 1984, and this note and deed of trust securing same was later assigned to Teachers Insurance and Annuity Association of America as recorded in book 2941, page 77, Register's Office for said County,

We, Walter N. Crocker, Jr. and wife, Mary Louise Crocker,

have bargained and sold, and by these presents do transfer and convey unto the said Virginia D. Williams,

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

Land in the 6th Civil District of Davidson County, Tennessee, being lot No. 100 on the Map of Raymond Heights, as of record in book 1424, page 141, Register's Office for said County, described as follows: Beginning at a point in the south margin of Scoby Drive at the corner of lots Nos. 100 and 101; thence with the line between said lots, southerly 176.3 feet to a point; thence easterly 80 feet to the west margin of Lavergne Court; thence with the margin of the same, northerly 156.6 feet to the beginning of a curve; thence around said curve, northwesterly 31.42 feet to the south margin of Scoby Drive; thence with the margin of the same westerly 60 feet to the beginning.

Being the same real property conveyed to Walter N. Crocker, Jr. and wife, Mary Louise Crocker, by deed from Tom F. Jones and wife, dated March 11, 1959, filed March 12, 1959, and recorded in book 2880, page 379, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 1787, page 39, said Register's Office, and the Plan of record in book 1424, page 141, shows a 10-foot easement for public utilities along the south line, 20-foot building setback line from Lavergne Court, 55-foot setback from Scoby Drive, and an owner's certificate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Virginia D. Williams,

her heirs and assigns, forever.

And we do covenant with the said Virginia D. Williams

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, Walter N. Crocker, Jr. and wife, Mary Louise Crocker,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Virginia D. Williams,

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23rd day of August, 1960

Walter N. Crocker Jr.

Mary Louise Crocker

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