K 3163

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and No/100 ----------

----------($10.00) ----------DOLLARS

Cash in hand paid by John J. Crawford and wife, Virginia S. Crawford, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Benjamin Franklin Peacher and wife, Lucinda J. Peacher, to Herschel Greer, Trustee, of record in Book 3023, page 471, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we,

Benjamin Franklin Peacher and wife, Lucinda J. Peacher

_____ have bargained and sold, and by these presents do transfer and convey unto the said John J. Crawford and wife, Virginia S. Crawford

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 Lot No. 64 on the Plan of Caldwell Country Estates, Section 1, as of record in Book 2663, pages 68 and 69, Register's Office for said County, described as follows:
Beginning on the northeasterly margin of Danby Drive at the corner of Lots Nos. 63 and 64; thence with the line between said two lots, northeasterly 265 feet; thence south 29° 20' east 140 feet; thence south 25° 17' west 59.7 feet to the corner of Lots Nos. 64 and 65; thence with the line between said two lots, southwesterly 190 feet to the northeasterly margin of Danby Drive; thence with the same, northwesterly 165 feet to the beginning.
Being the same real property conveyed to Benjamin Franklin Peacher and wife, Lucinda J. Peacher, by deed from Sheridan Construction Company, dated February 10, 1960, filed February 11, 1960, and recorded in Book 3028, page 359, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John J. Crawford and wife, Virginia S. Crawford

their heirs and assigns, forever.

And we do covenant with the said John J. Crawford and wife, Virginia S. Crawford

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, Benjamin Franklin Peacher and wife, Lucinda J. Peacher

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John J. Crawford and wife, Virginia S. Crawford

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

Witness our hand s this 29th day of November, 19 60

Benjamin Franklin Peacher

Lucinda J. Peacher

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