BK 3250

WARRANTY DEED

For and in consideration of the sum of (10.00)
TEN AND NO/100 *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, T. B. Pitt and wife, Willie G. Pitt

have bargained and sold, and by these presents do transfer and convey unto the said Walter Morgan Crawford and wife, Constance H. Crawford, their *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. 131 of Section VI of Horton Heights, as of record in book 2133, page 24, Register's Office for said County.

Said lot No. 131 fronts 96 feet on the northerly side of Fleetwood Drive and extends back between lines 345 feet on the easterly line and 400.9 feet on the westerly line to a dead line in the rear, measuring 161 feet thereon.

Being the same real property conveyed to T. B. Pitt and wife, Willie G. Pitt, by deed from W. L. Hailey and wife, dated January 22, 1953, filed January 23, 1953, and recorded in book 2107, page 215, said Register's Office.

This conveyance is made subject to restrictions of record in book 2106, page 178, Register's Office for Davidson County, Tennessee, and ten-foot utility easement along rear line of premises, 60-foot building setback line from Fleetwood Drive, and conditions of owners certificate, as shown on plan of record in book 2133, page 24, Register's Office for Davidson County, Tennesssee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter Morgan Crawford and wife, Constance H. Crawford, their *heirs and assigns, forever.*

And we *do covenant with the said* Walter Morgan Crawford and wife, Constance H. 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, T. B. Pitt and wife, Willie G. Pitt *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Walter Morgan Crawford and wife, Constance H. Crawford, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 28th *day of* June, 1961, ~~the corporate seal of said corporation has been caused to be affixed hereto by its duly authorized officers on said day and date.~~

T. B. Pitt
Willie G. Pitt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* T. B. Pitt and Willie G. Pitt *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* 28th *day of* June, 1961.

Hugh J. Bradley *Notary Public*

Commission expires April 23, 1963.

PG 217