K 3252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by Louise Crouch Hines, Trustee, receipt whereof is hereby acknowledged, we Harold F. Lawson and wife, Dorothy Evelyn Lawson, have bargained and sold, and by these presents do transfer and convey unto the said Louise Crouch Hines, Trustee, her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract No. 1: Being land in the 8th Civil District of Davidson County, Tennessee, and designated as Tract No. 3 of a survey made by John M. Sullivan, Surveyor, on September 30, 1959, and described as follows:
Said tract No. 3 begins at a point in the center of U. S. Highway 70 North, also known as Charlotte Pike, said point being 266 feet west of the northwest corner of the property conveyed to Leo Patterson et ux by deed of record in book 1274, page 273, Register's Office for said County; thence in a westerly direction along the center line of said Highway 70 North 134 feet to a point; thence north 4°48' east 523.2 feet to a point; thence south 84°30' east 127.2 feet to a point; thence south 479.8 feet to the beginning, and containing one acre, more or less. Being part of the same property vested in Cora Crouch Connelly by decree of the Chancery Court on Davidson County, Tennessee, of record in Minute Book 52, page 67, said decree also being recorded in Book 2929, page 478, said Register's Office.

Tract No. 2: Being land in the 8th Civil District of Davidson County, Tennessee, and designated as tract No. 2 of a survey made by John M. Sullivan, Surveyor, on September 30, 1959, and described as follows:
Said tract No. 2 begins at a point in the center of U. S. Highway 70 North, also known as Charlotte Pike, said point being 132 feet west of the northwest corner of the property conveyed to Leo Patterson et ux by deed of record in book 1274, page 273, Register's Office for said County; thence in a westerly direction along the center line of said Highway 70 North 134 feet to a point; thence north 4°48' east 479.8 feet to a point; thence south 84° 30' east 127.2 feet to a point; thence south 436.5 feet to the point of beginning, and containing one acre, more or less.
Being the same property conveyed to Thomas E. Crouch and wife, Helen P. Crouch by deed from Cora Crouch Connelly, of record in Book 2965, page 487, said Register's Office.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Louise Crouch Hines, Trustee, her successors and assigns forever. And we do covenant with the said Louise Crouch Hines, Trustee, her successors and assigns forever, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it; and that the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Louise Crouch Hines, Trustee, her successors and assigns against the lawful claimss of all persons, whomsoever.

Witness our hands at Nashville, Tenn., this 19th day of July 1961.

Harold F. Lawson

Dorothy Evelyn Lawson

State of Tennessee
County of Davidson

Personally appeared before me, W. J. Stephens, a Notary Public in and for said County and State, Harold F. Lawson and wife, Dorothy Evelyn Lawson, the within named bargainors, 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, Tenn., this July 19th, 1961.

W. J. Stephens Notary Public

My commission expires: 10/23/63

TRUSTEE'S DEED

For and in consideration of the sum of One Dollar, cash in hand paid to me by Dorothy Evelyn Lawson, the receipt of which is hereby acknowledged, I, Louise Crouch Hines, Trustee, have bargained and sold and by these presents do hereby transfer and convey unto the said Dorothy Evelyn Lawson, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described hereinabove, it being the same property conveyed to me as Trustee by the above deed of Harold F. Lawson and wife, Dorothy Evelyn Lawson.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Dorothy Evelyn Lawson, her heirs and assigns, forever. And I covenant that I am possessed of said land, have a right to convey it and warrant title against all persons claiming under me.
Witness my hand, as Trustee, at Nashville, Tenn., this 19th day of July 1961.

Louise Crouch Hines
Trustee

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