K 3256

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

---TEN AND NO/100--- DOLLARS

cash in hand paid by Thomas E. Crouch, Jr. and wife, Helen P. Crouch

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Leonard L. Kindig and wife, Juanita S. Kindig

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 32 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for said County.

Beginning at a point in the northwesterly margin of Mashburn Road at the corner of Lots Nos. 31 and 32; thence with the line between said lots, northwesterly 137 feet to a corner of Lot No. 34; thence along the west line of Lot No. 32, along the east line of Lots Nos. 33 and 34, southerly 165 feet to the north margin of Live Oak Road; thence with the margin of the same, easterly 69.3 feet to the beginning of a curve; thence around said curve easterly 34.7 feet to the northwesterly margin of Mashburn Road; thence with the margin of the same, northeasterly 98.9 feet to the point of beginning.

Being the same property conveyed to Leonard L. Kindig and wife, Juanita S. Kindig, by deed from Monarch Homes, Incorporated, of record in Book 1879, page 151, said Register's Office.

This conveyance is made subject to the restriction recorded in Book 1785, page 133, and in Book 1850, page 439; and to the easements and limitations shown on the Map of record in Book 1835, page 1, said Register's Office.

[illegible] and hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, and [illegible] with the said GRANTEES 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 [illegible] And we, the GRANTORS, covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

It is understood that the covenants herein, the pronouns herein used, and the singular number shall be applicable to all genders.

Witness our hand(s) this 2nd day of August 1961

Leonard L. Kindig

Juanita S. Kindig

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 16.50
PROBATE
C. & M.
TOTAL 16.50

Personally appeared before me, a Notary Public in and for said County and State, the within named Leonard L. Kindig and wife, Juanita S. Kindig

AUG 1 1961
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.

the 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 Tennessee this 2nd day of August 1961

Commission expires May 27, 1964

Notary Public

Warranty Deed

FROM 53195

LEONARD L. KINDIG, ET UX

TO

THOMAS E. CROUCH, JR., ET UX

Mortgage Company

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Filed for record 10 day of AUG A.D. 1961 10:05 o'clock A.M.
Recorded in Book 2Z Page 760
Recording Fee 2.00
JAMES P. WILSON, Register
By [illegible] D.C.

TENNESSEE TITLE COMPANY
NASHVILLE, TENN.

Publishers Form 705

19,750.00

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