K 3256

WARRANTY DEED

For and in consideration of the sum of Twenty-eight Hundred($ 2800.00) Dollars ....*DOLLARS* cash in hand paid by James W. Montgomery and wife, Peggy S. Montgomery, receipt of which is hereby acknowledged, Crowders Inc.

have bargained and sold, and by these presents do transfer and convey unto the said James W. Montgomery and wife, Peggy S. Montgomery, 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. 22 on the Plan of Battlewood, Section 3 as of record in book 3300, page 4, Register's Office for said County.
Said lot No. 22 fronts 125 feet on the southerly side of Drummond Drive and extends back 320.08 feet on the westerly line and 325.56 feet on the easterly line to the northerly right-of-way of proposed Interstate Highway U. S. I. - 501, measuring 125 feet, thereon.

Being part of the real property conveyed to Crowders Inc., by deed from Lewis C. Payne, and wife, dated February 20, 1961, filed February 20, 1961, and recorded in book 3180, page 196, said Register's Office.

This conveyance is made subject to the covenants contained in instrument executed by Crowders Inc., dated June 15, 1961, and recorded in book 3243, page 212, Register's Office for Davidson County, Tennessee; and the easements, set-back lines and conditions of Owner's Certificate as shown on said Plan of Battlewood, Section 3, recorded in Book 3300, page 4, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Montgomery and wife, Peggy S. Montgomery, their *heirs and assigns, forever.*

And we *do covenant with the said* James W. Montgomery and wife, Peggy S. Montgomery, *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.*, except for 1961 taxes.

And we, Crowders Inc., *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James W. Montgomery and wife, Peggy S. Montgomery, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 12th *day of* August, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CROWDERS, INC.

By H. L. Crowder
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

PG 301