K 3459

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00----------

----------Ten and No/100----------DOLLARS

Cash in hand paid by Conan B. Crabtree and wife, Mentia E. Crabtree, and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Ressie Marie Bates and husband, Robert Stevens Bates,

have bargained and sold, and by these presents do transfer and convey unto the said

Conan B. Crabtree and wife, Mentia E. Crabtree,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, April 10, 1953, as follows:
Beginning at a point in the center of Sawyer-Brown Road, 532 feet north of the center line of U. S. Highway 70, said beginning point also being 315 feet south of the southwest corner of property conveyed to George William Clark and wife, Juanita Clark, by deed from Herbert B. Taylor and wife, of record in Book 2153, page 331, Register's Office for said County; thence South 88° 30' East 452 feet; thence North 2° 45' East 100 feet; thence North 88° 30' West 452.7 feet to the center line of Sawyer-Brown Road; thence with the center line of the same, South 2° 15' West 100 feet to the beginning, containing 1.05 acres, more or less.
Being the same property conveyed to Ressie Marie Bates, by deed from Douglas F. Allen and wife, Elizabeth K. Allen, of record in Book 2591, page 573, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Conan B. Crabtree and wife, Mentia E. Crabtree, their heirs and assigns, forever.

And we do covenant with the said Conan B. Crabtree and wife, Mentia E. Crabtree, 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 taxes for 1962 which have been pro-rated and assumed by the purchasers.

And we, Ressie Marie Bates and husband, Robert Stevens Bates, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Conan B. Crabtree and wife, Mentia E. Crabtree their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of October, 1962

/ Ressie Marie Bates
Ressie Marie Bates

/ Robert Stevens Bates
Robert Stevens Bates

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Ressie Marie Bates and husband, Robert Stevens Bates,

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 24th day of October, 1962.

Commission expires APR 12 196

[signature]
Notary Public

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