K 3499

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten Dollars and no/100 ---------- DOLLARS

Cash and hand paid and other good and valuable considerations of which is the assumption of a note payable to T. W. Hales, Sr. in monthly installments of $40.00 each on principal plus interest at the rate of 6% per annum with a balance of $2280.00.

We, Z. C. Crabtree and wife, Maggie Crabtree, have bargained and sold, and by these presents do transfer and convey unto the said Claude Jordan and wife, Kate Jordan,

Our heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning on a stake in the South Boundary line of John B. St. 300 feet West of Cowden Avenue, the n.w. corner of the Bedford, or Lot No. 14 and running S 39° W. 100 feet to a stake in the street Boundary; Thence S 26° W 253.8 feet to a stake; Thence N 39° E 100 feet to a stake; Thence N 26° W 253.8 to the beginning.

Being Lot No. 15 in the Cowden Subdivision No. 3.

Being the same property conveyed to Z. C. Crabtree and wife, Maggie Crabtree by deed from Bessie Lee Pewitt of record in Book 1941, Page 452, 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 Claude Jordan and wife, Kate Jordan

Their heirs and assigns, forever.

And We do covenant with the said Claude Jordan and wife, Kate Jordan

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, Z. C. Crabtree and wife, Maggie Crabtree

do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Claude Jordan and wife, Kate Jordan

Their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of January, 19 63

Z. C. Crabtree

Maggie Crabtree

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