K 3504

WARRANTY DEED SUBJECT TO A LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, and the love and affection of her beloved daughter, MRS. JAMES P. CRAWFORD, a widow, has bargained and sold, and by these presents does transfer and convey unto her said beloved daughter, JEAN RUSSELL CRAWFORD, unmarried, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

"Being Lot No. 21 on the Plan of Green Hills Subdivision as of record in Book 547, page 128, Register's Office for said County.

Said Lot No. 21 fronts 75 feet on the southerly side of Observatory Drive and runs back between parallel lines 150 feet to a dead line.

Conveyance made subject to restrictive covenants contained in deed from American Trust Company, Trustee, to Hazel E. Hays, of record in Book 700, page 555, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mrs. James P. Crawford by deed from Walter W. Jones and wife, Frances Jones, of record in Book 1905, page 466, 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 Jean Russell Crawford, her heirs and assigns forever, subject to and saving and expressly reserving from the operation of the above conveyance an estate in favor of the said Mrs. James P. Crawford for the term of her natural life.

And I do covenant with the said Jean Russell Crawford that I am lawfully seized and possessed of the land in fee simple, have a good right to convey it and that the same is unencumbered; and I, Mrs. James P. Crawford, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jean Russell Crawford, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of January, 1963.

Mrs. James P. Crawford

G 327