K 3577

WARRANTY DEED ATC 106425

For and in consideration of the sum of TEN AND NO/100 ******* DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

O. D. CRYMES and wife, MATTIE CRYMES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ELLIS W. TODD and wife, BEATRICE S. TODD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly half of Lot No. 34 on the Belmont Land Company's Plan, Called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 34 fronts 50 feet on the southerly side of Ashwood Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to O. D. Crymes and wife, Mattie Crymes, by deed from Orville B. Hunter and wife, Quenton D. Hunter, of record in Book 2499, page 31, 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 Grantee, his heirs successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1963 taxes which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 12th day of July, 19 63

Mattie Crymes — O. D. Crymes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named O. D. Crymes and wife, Mattie Crymes, the bargainor(s), 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 the 12th day of July, 19 63

My commission expires: July 26, 1966

Notary Public

No. 73517

WARRANTY DEED
From
O. D. CRYMES and wife,
To
ELLIS W. TODD and wife,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 15th day of July A.D. 1963 at 9:13 o'clock A.M.
Noted in Book 3585 Page 303
Recording Fee $ 2.00
Folks Wilhoit, Register
By [illegible] Deputy Reg.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

File Per Case

PG 249