BK 3643

WARRANTY DEED

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, and in further consideration of the Grantees assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by James Edward Crowley and wife, Rosie Nell Crowley to Raymond L. Davis, Jr., Trustee, of record in Book 3628, page 347, Register's Office for Davidson County, Tennessee, to secure payment to Murphree Mortgage Company of one note dated August 20, 1963, for the principal sum of $10,150.00, beginning October 1, 1963.

We, James Edward Crowley and wife, Rosie Nell Crowley

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

James E. Smith and wife, Margaret Louise Smith

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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Cumberland Gardens, Section VIII, as of record in Book 3300, page 82, Register's Office for said County. Said Lot No. 27 is described as follows:

Beginning at a point in the westerly margin of 25th Avenue North, at the corner of Lots 26 and 27; thence with the line between said lots, westerly 81 feet to a corner of Lot No. 25; thence with the line between Lots 25 and 27, southwesterly 42.4 feet to a corner of Lot No. 29; thence with the line between Lots 27 and 29; southeasterly 43.6 feet to a corner of Lot No. 28; thence with the line between Lots 27 and 28, Easterly 87.5 feet to the west margin of 25th Avenue North; thence with the margin of the same, northerly 55 feet to the point of beginning.

Being the same property conveyed to James Edward Crowley and wife, Rosie Nell Crowley by deed from Dodson Batson, Trustee, of record in Book 3614, page 327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3435, page 225; and to easements and limitations shown on the Map of record in Book 3300, page 82, 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.

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 3 day of Oct 1963

x James Edward Crowley

x Mrs Rosie Nell Crowley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M. L. Randell, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Edward Crowley and wife Rosie Nell Crowley

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 Tenn, Tennessee, this, the 3 day of Oct 1963

M L Randell
Notary Public

My commission expires: Nov 2, 1963.

WARRANTY DEED

From Jas. E. D. Crowley

To Jas. E. Smith

$ 10.00

NASHVILLE TITLE CO.
Nashville, Tennessee

PG 610