K 3649

WARRANTY DEED.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a conveyance to create in us an estate by the entireties, we, Herbert W. McCrary and wife, Charlene C. McCrary, have bargained and sold, and by these presents do hereby transfer and convey unto Mary T. Elder, a widow, her heirs and assigns, the following tract or parcel of land:

> Being Lot No. 69 of Block No. 24 on the plan of the re-subdivision of part of Cumberland Nurseries, as of record in Book 161, page 139, Register's Office for said County.
>
> Said Lot No. 69 fronts 50 feet on the southerly side of Lutie Street, and runs back between parallel lines 179 feet to an alley.
>
> Being the same property conveyed to Herbert W. McCrary and wife, Catherine P. McCrary, by deed from Laura J. Coleman, of record in Book 1518, page 93, Register's Office for Davidson County, Tennessee; the said Catherine P. McCrary having since died, and the said Herbert W. McCrary having since re-married.

AND WE DO COVENANT with the said Mary T. Elder 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 as appears of record.

And we, Herbert W. McCrary and wife, Charlene C. McCrary, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary T. Elder, her heirs and assigns, against the lawful claims of all persons whomsoever.

AND NOW, I, the said Mary T. Elder, a widow, for the consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Herbert W. McCrary and wife, Charlene C. McCrary, their heirs and assigns, the same property hereinabove set forth, to which reference is here made, and said property is conveyed subject to any limitations and/or restrictions that may be applicavle to the premises.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the said Herbert W. McCrary and wife, Charlene C. McCrary, their heirs and assigns, forever.

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