K 3705

WARRANTY DEED

For and in consideration of the ~~natural~~ love and affection I have for Queenie C. Dowd, my daughter, and her husband, Hugh T. Dowd, ~~dollars~~

I, Florence Creswell, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Hugh T. Dowd and wife, Queenie C. Dowd, their

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

Being Lot No. 9 on the Plan of George I. Waddey's Subdivision of the south part of Horton Lots Nos. 4, 5 and 6, as of record in book 547, page 8, Register's Office for said County.
Said lot No. 9 fronts 50 feet on the south side of Wedgewood Avenue, and runs back between parallel lines, 166 feet 3 inches, more or less, to a dead line.
Being the same real property conveyed to Clarence Creswell and wife, Florence Creswell, by deed from Bransford Realty Company, of record in book 740, page 54, said Register's Office, the said Clarence Creswell having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hugh T. Dowd and wife, Queenie C. Dowd, their

heirs and assigns, forever.

And I *do covenant with the said* Hugh T. Dowd and wife, Queenie C. Dowd,

that I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hugh T. Dowd and wife, Queenie C. Dowd, their

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

Witness my *hand this* 26th *day of* March, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Florence Creswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Florence Creswell, a widow, *a Notary Public in and for said County and State,*

the within named bargainor , with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 26 *day of* March, *19* 64

RICHARD D. SIZER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY

Commission expires Feb 20, 1967

Notary Public

12 21200

WARRANTY DEED
FROM
Florence Creswell
TO
Hugh T. Dowd et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day of Mar A.D. 1964 at 2:45 o'clock P.M.
Noted in Book 3705 Page 429
Register's Fee $
Receipt No.
By Deputy Register

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

G 429