K 3762

For and in consideration of the sum of TEN AND NO/100 ($10.00) - DOLLARS

cash in hand paid by Roy Hutchison and wife, Sarah E. Hutchison, the receipt of which is hereby acknowledged, **and other valuable considerations paid,**

I, Olean Craddock, a widow, have bargained and sold, and by these presents do transfer and convey unto the said Roy Hutchison and wife, Sarah E. Hutchison, their heirs 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. 167 on the Plan of East Edgefield, as of record in book 21, page 147, Register's Office for said County.

Said lot No. 167 fronts 50 feet on the southerly side of Boscobel, formerly Magnolia Street and runs back between parallel lines 170 feet to an alley. Being the same real property conveyed to William D. Craddock and wife, Olean Craddock, by deed from Hoyt L. Morrow and wife, dated March 12, 1947, filed March 20, 1947, and recorded in book 1467, page 50, said Register's Office.

This tract is improved and known as 1202 Boscobel Street.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy Hutchison and wife, Sarah E. Hutchison, their heirs and assigns, forever.

And I do covenant with the said Roy Hutchison and wife, Sarah E. Hutchison, 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. Except the 1964 Metro taxes which are prorated and assumed by the purchasers.

And I, Olean Craddock, a widow, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Roy Hutchison and wife, Sarah E. Hutchison, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4th day of May, 1964, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Olean Craddock

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

J. D. Williams, a Notary Public in and for said County and State, Personally appeared before me, Olean Craddock, 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 6 day of May, 1964.

J. D. Williams Notary Public

Commission expires 7/3/68

J. D. WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY

NASHVILLE BANK & TRUST CO.

WARRANTY DEED

FROM 28885

Olean Craddock, a widow

TO

Roy Hutchison and wife, Sarah E. Hutchison

5500

Tax statements to be sent to:

Mr. Roy Hutchison
1201½ Boscobel Street
Nashville

STATE OF TENNESSEE } REGISTER'S OFFICE
DAVIDSON COUNTY }
Received for record May 6 A.D. 1964 at 10:16 o'clock A.M.
Noted in Book 168 Page 720
Recorded in Book Page
Recording Fee $ 2.00
Guaranty Title Company

[redacted]

Kansas City Title Insurance Company
American Trust Building
W. Cor. Third & Union
NASHVILLE, TENNESSEE

[redacted]

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