BOOK 3820 PAGE 417

Map 70-4
Par. 20
M.O.

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of

Two Thousand ($2,000.00) and 00/100 **DOLLARS**

cash in hand to us paid, the receipt of which is hereby acknowledged, and for the further assumption of a 1st mortgage in the principal sum of $12,816.26, payable to the First Federal Savings & Loan Association by the grantees herein,
we, Clinton Derricks and wife, Amanda Derricks

have bargained and sold, and by these presents do transfer and convey unto the said Ephraim Crutcher and wife, Malissa Crutcher

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

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Haynes Heights, Section II, as of record in Book 2331, pages 58 and 59, Register's Office for said County.

Said lot fronts 110 feet on the southerly side of Francis Street and runs back 207.8 feet on the easterly line and 119.1 feet on the westerly line to a dead line in the rear on which it measures 126.8 feet.

Being the same property conveyed to Clinton Derricks and wife, Amanda Derricks, by deed from Arthur L. Fox and wife, as of record in Book 3404, page 109, said Register's Office.

(This is improved property carrying house number 617 Pierpoint Drive or Francis Street-send tax statements to Mr. Ephraim Crutcher, 617 Pierpoint Drive, Nashville, Tennessee)

Parcel 12D-14605

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ephraim Crutcher and wife, Malissa Crutcher their heirs and assigns, forever.

And we do covenant with the said Ephraim Crutcher and wife, Malissa Crutcher 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 mentioned above

And we, Clinton Derricks and wife, Amanda Derricks do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Ephraim Crutcher and wife, Malissa Crutcher their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of October, 1964

Clinton Derricks

Mrs Amanda Derricks

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances V. Baker, a Notary Public in and for said County and State, the within named Clinton Derricks and wife, Amanda Derricks

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 5th day of October 19 64

Commission expires Nov 1, 1964

Frances V. Baker
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
CLINTON DERRICKS AND WIFE,
AMANDA DERRICKS

TO
EPHRAIM CRUTCHER AND WIFE,
MALISSA CRUTCHER

53741

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 9 9 39 AM '64

NOTE BOOK 110 PAGE 297
RECORDING FEE $ 2.00
DEP. REG. 9

Attorneys Title Company
Jed INN.

STATE TAX $ 22.50
PROBATE $ 22.50
TOTAL

OCT 9 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 9 1964