This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, American Trust Bldg,. Nashville, Tenn.

BOOK 3909 PAGE 712

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Boyd Wayne Tucker (NAME) | First National Bank (NAME) | MAP 94 C/ |
| 1107 Dew Street (STREET ADDRESS OR ROUTE NUMBER) | 410 Union St (STREET ADDRESS) | PAR. 112.1 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville (CITY) (ZONE) (STATE) | M2 |

*For and in Consideration of the sum of* TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid by Boyd Wayne Tucker and wife, Doris Nell Tucker, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

We, G. F. Cranor and wife, Nancy Cranor,
*have bargained and sold, and by these presents do transfer and convey unto*
*the said* Boyd Wayne Tucker and wife, Doris Nell Tucker, 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. 5 on the Plan of the Resubdivision of Lots Nos. 46 to 49, inclusive of the N. H. Hobson Subdivision, as of record in Book 3500, page 73, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Dew Street at the corner of Lots Nos. 4 and 5; thence with the line between said two lots north 4o 45' east 150 feet to the southerly margin of an alley; thence with said alley eastwardly 15.93 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 28.95 feet to the westerly margin of said alley; thence with same south 1o 28' east 110.70 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 30.88 feet to the northerly margin of Dew Street; thence with said Street westwardly 27.37 feet to the beginning.

BEING part of the real property conveyed to G. F. Cranor and wife, Nancy Cranor, by deed from Henry McCluskey and wife, dated June 3, 1938, filed September 30, 1938, and recorded in Book 1046, page 591, said Register's Office.

CONVEYANCE of this property is made subject to the Plan of record in Book 3500, page 73, said Register's Office, which shows an owner's certificate, a 30 foot building setback line from Dew, formerly Caldwell Street, and certain other conditions listed on said certificate.

unimproved ( )
This is improved ( ) property, known as 1107 Dew Street, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Boyd Wayne Tucker and wife, Doris Nell Tucker, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Boyd Wayne Tucker and wife, Doris Nell Tucker *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 for current taxes.

*And* we, G. F. Cranor and wife, Nancy Cranor, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Boyd Wayne Tucker and wife, Doris Nell Tucker, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hands this* 31st *day of* June, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G. F. Cranor
G. F. CRANOR

Nancy Cranor
NANCY CRANOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, O. B. York, a Notary Public in and for said County and State, the within named G. F. Cranor and wife, Nancy Cranor,

the bargainors, 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 3rd day of June, 1965.

O. B. York, Notary Public.

Commission Expires ~~July 22, 1967~~ Dec. 10, 1967

STATE OF
COUNTY OF

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named .....

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

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

# WARRANTY DEED

FROM

G. F. Cranor and wife,

Nancy Cranor

TO

Boyd Wayne Tucker and wife,

Doris Nell Tucker

STATE TAX $ 13.43
PROBATE 50
TOTAL $ 13.93

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

PAID JUL 8 - 1965

CF

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 8 10 24 AM '65

RECORDED IN BOOK 3909 PAGE 715

DEP. REG.

87844

DOCUMENTARY



DOCUMENTARY



DOCUMENTARY



Compliments of

**Title Company**

Company

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on

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