WARRANTY DEED

BOOK 1040 PAGE 513

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Winfred J. Crook	Winfred J. Crook	W12-37055
(NAME)	(NAME)	
606 45th Avenue North		Map 91-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 114
Nashville, Tennessee	Nashville, Tennessee	MS
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Four Thousand Five Hundred and No/100 ---------- ---------- ($4,500.00) ---------- *DOLLARS*

cash in hand paid by Winfred J. Crook and wife, ~~Jessie Ruth Crook, the receipt of~~ which is hereby acknowledged,

We, C. E. Francis and wife, Fannie J. Francis

have bargained and sold, and by these presents do transfer and convey unto the said Winfred J. Crook and wife, Jessie Ruth Crook, their

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

Being lots Nos. 61 and 63 of Block No. 56, Plan No. 1, West Nashville, as of record in book 57, pages 74 and 75, Register's Office for said County.
Said lots Nos. 61 and 63 front together 50 feet on the easterly side of 45th Avenue North, formerly Fourth Street, and run back between parallel lines, with the northerly margin of an alley, 105.5 feet to an alley in the rear.
Being the same real property conveyed to C. E. Francis and wife, Fannie J. Francis by deed from L. A. Burt and wife, of record in book 3766, page 553, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (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 Winfred J. Crook and wife, Jessie Ruth Crook, their *heirs and assigns, forever.*

And we *do covenant with the said* Winfred J. Crook and wife, Jessie Ruth Crook *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 taxes for the year 1966 which are prorated and assumed by grantees.

And we, C. E. Francis and wife, Fannie J. Francis *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Winfred J. Crook and wife, Jessie Ruth Crook, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 28th *day of* July, 19 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C E Francis
Fannie J Francis

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4040 PAGE 514

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. H. Watts Jr., a Notary Public in and for said County and State, J. E. Francis and wife, Fannie J. Francis

the within named 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 27th day of July, 19 66.

Commission expires APRIL 20-1970 J. H Watts Jr. Notary Public

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.....

STATE TAX $ 6.75
PROBATE 50
TOTAL $ 7.25

JUL 28 1966

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

PAID JUL 28 1966

Mail to Winfred J. Crook, et ux 1813 16th Ave So Nashville, Tenn

WARRANTY DEED

FROM C. E. Francis, et ux

TO Winfred J. Crook, et ux

37415

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.
1966
JUL 28 10 37 AM
NOTED: BOOK 114 PAGE 20
RECORDING FEE $ 2.00
DEP. REG. C

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