This deed was prepared by:
Earl Thompson, Attorney
415 Nashville Bank & Tr. Bldg.
Nashville, Tennessee

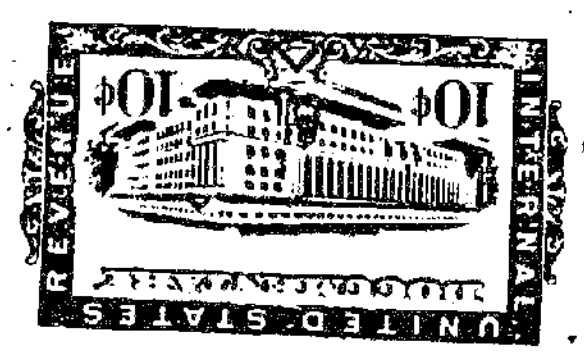
WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillian Gustava Crain (NAME)	same (NAME)	4D-39475
1208 Pearcy Street (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Map 53-2
Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE)	same (CITY) (ZONE) (STATE)	Par. 6

For and in Consideration of the sum of one ($1.00) - *DOLLARS*

And for the transfer to Harvest Crain by the grantee herein, of her undivided interest in certain real estate in Wilson County, Tennessee, the transfer by the grantor herein, Harvest Crain, of the property hereinafter described and the transfer by Lillian Gustava Crain to certain property in Wilson County, Tennessee, is by the parties acknowledged to be of equal value and consideration;





I, Harvest Crain, (the former husband of Lillian Gustava Crain) presently an unmarried person *have bargained and sold, and by these presents do transfer and convey unto the said* Lillian Gustava Crain, all of my undivided right, title and interest both in law and equity, and her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 307 on the Plan of Section C-2 Village of Old Hickory, as of record in Book 1835, page 29, Register's Office for said County.

Said Lot No. 307 fronts 171.2 feet on the westerly side of Pearcy Street, as measured around a curve, and extends back 98.1 feet on the southeasterly line and 139.8 feet on the northwesterly line to the right of way of the Tennessee Central Railroad, on which it measures 180 feet.

Being the same property that was conveyed to Harvest Crain by deed from E. I. DuPont DeNemours & Company, as of record in Book 1968, page 302, Register's Office for Davidson County, Tennessee, but by decree of record in Minute Book 6, page 479, Probate Court for Davidson County, Tennessee a one-half undivided interest in the same was decreed to Lillian Gustava Crain. It being the intent of this deed that Lillian Gustava Crain shall forthwith and forever own and hold the absolute and complete fee to and in the hereinbefore described property.

This property is hereby conveyed subject to the following:

Restrictions filed March 30, 1951, in Book 1968, page 302, as amended by instrument of record in Book 2447, page 151.

Reservation for one permanent easement 10 feet wide for utilities and three special easements, one 5 feet wide for water, one five feet wide for sewer and one 11.5 feet wide for water, electric and/or telephone cables, and all right in connection with said easements, including the right of ingress and egress for servicing same, all as set out in deed in Book 1968, page 302, Register's Office.

The recorded plan shows a 30 foot set-back line from Pearcy Street and a 10 foot easement for public utilities along the rear and certain easements for special utilities crossing the lot.

BOOK 4186 PAGE 802

This is ~~unimproved~~ XXXXX ( ) This is improved (X) property, known as 1208 Pearcy Street, Old Hickory, 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 Lillian Gustava Crain - and her *heirs and assigns, forever.*

And I *do covenant with the said* Lillian Gustava Crain *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*, insofar as all of my undivided interest as now exists or at any time may be determined.

And I, Harvest Crain, - *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lillian Gustava Crain - - - - - - - and her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 23 *day of* ~~January~~ Oct., 19~~66~~ 67, ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date~~

Harvest Crain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, D. J. BREWER, *a Notary Public in and for said County and State, the within named* Harvest Crain, an unmarried person,

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

Witness my hand and official seal at Old Hickory, *Tennessee, this* 23rd *day of* ~~January~~ OCT., *19*66.

D. J. Brewer, *Notary Public.*

Commission Expires 1-28-70.

J. BREWER NOTARY PUBLIC DAVIDSON COUNTY

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 1800
1/2 - 900
Tax 1.85
Rec Fee 6.00
Stamps 1.10
8.95

7.45 900(1/2) 1800 450 sd
7.45 1.10
1.85 Tax

WARRANTY DEED

FROM

HARVEST CRAIN

TO

LILLIAN GUSTAVA CRAIN

135 50 185

STATE TAX $ _____
PROBATE $ _____
TOTAL $ _____

NOV 3 1967

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

PAID NOV 3 - 1967

BOOK 4186 PAGE 804

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 3 3 05 PM '67

RECORDING FEE $ 6.00
DEP. REG. _____
TOTAL $ 6.00

NOTED BOOK 4177 PAGE 625

9 4 9 6 4

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Old Hickory Employees Credit Union

OLD HICKORY, TENN. 37133

600