This instrument prepared by James W. Crutcher, Atty., 426 Third Nat Bk Bld Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4205 PAGE 3	MAP-PARCEL NUMBERS
James W. Crutcher (NAME:)	Same (NAME:)	10W-7330
426 Third Nat. Bank Bldg. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 92-16
Nashville, Tennessee 37219 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par 129 Imp

For and in Consideration of the sum of Ten($10.00) *DOLLARS,* cash in hand paid by James W. Crutcher, Trustee, and the receipt of other good and valuable considerations paid to us by him, We, Elizabeth Newcomb and Blanche Newcomb,

have bargained and sold, and by these presents do transfer and convey unto the said James W. Crutcher, Trustee, and his successors in trust, ~~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 part of lot No. 146 on the plan of the Boyd Home Tract, as of record in book 21, page 39, Register's Office for said County, described as follows:
Beginning on the easterly margin of Lyle Avenue at a point 119 feet north of the northerly margin of Broadway, formerly Broad Street; thence with said Avenue, northwardly 31 feet 5 inches, more or less, to the southerly margin of an alley, established by an agreement of record in book 286, page 577, said Register's Office; thence with said alley, eastwardly 61 feet, more or less, to the northwest corner of the property conveyed to Charles O'Mera by deed from Sol Cohn and wife, of record in book 589, page 288, said Register's Office; thence with said O'Mera's westerly line, southwardly 44 feet to a point 100 feet 9 inches north of the northerly margin of Broadway; thence westwardly 60 feet, more or less, to the beginning.
Being the same real property conveyed to Elizabeth Newcomb and Blanche Newcomb by deed from J. T. Hester and wife, of record in book 1682, page 81, said Register's Office.

The Trustee, James W. Crutcher, and his successors in trust, is authorized to hold said real estate as Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, and to rent out same upon such terms as the Trustee may determine, and shall have authority to make leases for a period of years beyond the termination of the trust, and without court approval or anyone else.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,500.00

James W. Crutcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF January 1968

MY COMMISSION EXPIRES 5/7/68 (AFFIX SEAL)

Kathryn Jones
Notary Public

unimproved ( )
This is improved (X) property, known as Lyle Avenue (House Number) (Street) Nashville, Tenn. 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 James W. Crutcher, Trustee, and his successors in trust, ~~heirs and assigns~~, *forever.*

And we *do covenant with the said* James W. Crutcher, Trustee, *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.*

And we, Elizabeth Newcomb and Blanche Newcomb, *do further covenant and bind* ourselves, and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James W. Crutcher, Trustee in trust and his successors ~~heirs and assigns~~ *against the lawful claims of all persons whomsoever.*

Witness our *hands this* 12TH *day of* January, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elizabeth Newcomb

Blanche Newcomb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4205 PAGE 5

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named Elizabeth Newcomb and Blanche Newcomb

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 12th day of January, 19 68.

H B Duncan Notary Public.

Commission Expires January 21 1971

STATE OF
COUNTY OF

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

STATE TAX $ 40.30
PROBATE .50
TOTAL $ 40.80

JAN 16 1968
FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

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...

02789

..., Notary Public.

Commission Expires ...

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAN 16 10 11 AM '68

NOTE: BOOK 1145 PAGE 12
RECORDING FEE $ 4.50
DEP. REG.

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 ...