TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Frankie Mae Blakely
(NAME)
1822 26th Avenue North
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:
First Federal Savings & Loan
(NAME)
(STREET ADDRESS)
Nashville, Tennessee
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
Map 81-6
P.L. 258

BOOK 4408 PAGE 643

For and in consideration of the sum of TEN AND NO/100 ---------- DOLLARS

cash in hand paid by Frankie Mae Blakely

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Lucinda Crutcher

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 8th, formerly the 13th, Civil District of Davidson Co., Tenn. being part of Lot No. 19 on the Plan of the Nichol Property, as of record in Book 31, Page 603, RODC, described according to a survey made by John Wilkes, Civil Engineer June 2, 1937.

Beg. on the easterly margin of 26th Ave., N. formerly Beck's Spring Rd., at a point 593 ft. n. of the northerly margin of Buchanan St. or Old Hydes Ferry Pk., thence with the easterly margin of 26th Ave., North N. 2 1/4° east 100 ft. to an iron pin in the south line of the John Early School Lot; thence with said line eastwardly 160 ft., more or less, to an iron pin in the westerly line of the Barnhardt Property, thence with said line southwardly 100 ft. to a stake; thence westwardly 160 ft. to the beginning.

Being the same property conveyed by deed from Betty Joan Farris to Charlie Howard and wife, Rachel Howard and Otto Crutcher and wife, Lucinda Crutcher, by deed as of record in Book 2960, Page 153, RODC and further Charlie Howard & Rachel Howard the parents of Lucinda Crutcher, being now deceased and Lucinda Crutcher being the only heir at law, and further, Otto Crutcher being also now deceased.

The buyer assumes the existing mortgage as of record in Book ____, Page ___ and payable to the 1st Fed. Sav. & Loan Assoc. of Nashville, Tennessee.

unimproved ( )
This is improved (X) property, known as 1822 (House Number) 26th Ave. North (Street) Nashville, Tenn. (P. O. Address: City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of March, 19 70.

Lucinda Crutcher

THIS INSTRUMENT PREPARED BY: Joe M. Haynes
Attorney at Law, 1601 1/2 Buch
St., Nashville, Tenn. 254-1108

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Joe M. Haynes, a Notary Public in and for said County and State, the within named Lucinda Crutcher, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 19 70.

Commission expires 4 10 72 Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
LUCINDA CRUTCHER

To
FRANKIE MAE BLAKELY

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 6641.73. This is equal to or greater than the property would bring at a fair and voluntary sale.

/s/ Mrs. Frankie M. Blake

Sworn to and subscribed before me this 18th day of March, 1970.

/s/ [illegible]
Notary Public
My Commission Expires: 4-26-70

JOE M. HAYNES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

A 73443

IDENTIF. REFERENCE

APR 6 9 40 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-6	CONV	*6,641.73	A*	17.16	
APR-6	S'TAX		A*	.50	
APR-6	PR'FEE		A*	3.00	* 20.66
APR-6	W'DEED				