BOOK 4757 PAGE 348

# WARRANTY DEED mail

THIS INSTRUMENT WAS PREPARED BY B. J. BOYD, ATTY., ASHLAND CITY, TENN.

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Donald Crotzer | Donald Crotzer | MAP 69-16 |
| (NAME) Box 121, | (NAME) Box 121, | Parcel 72. |
| (STREET ADDRESS OR ROUTE NUMBER) Ashland City, Tennessee, 37015 | (STREET ADDRESS) Ashland City, Tenn. 37015. | |
| (CITY) (P. O ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Twelve Thousand Five Hundred and No/100 ($12,500.00) ---------- *Dollars,* cash, paid by Donald Crotzer, the receipt of which is hereby acknowledged,

we, Henry I. Shadowens and wife, Harriett Alma Shadowens,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Donald Crotzer and his

~~successors~~ *heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in the 13th, formerly 23rd. Civil District of said County, being Lot No. 17 on the map of J. J. Holzapfel's Subdivision, Bordeaux, Nashville, Tennessee, not of record, described according to survey of Watkins & Murray, Surveyors, dated March 2, 1949, as follows:

Beginning on the southerly margin of Elizabeth Street, at a point 99 feet east of the northeast corner of the property conveyed to James C. Pickett and wife by deed from L. I. Overstreet and wife, of record in Book 1913 page 23, Register's Office for said County, being the corner of Lots Nos. 16 and 17; thence, with the line between said two lots, southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with said Avenue, eastwardly 99 feet to the corner of Lots Nos. 17 and 18; thence with the line between said two lots northwardly 156.15 feet to the southerly margin of Elizabeth Street; thence with said Street westwardly 99 feet to the beginning.

AND BEING the same property conveyed to Henry I. Shadowens and wife, Harriett Alma Shadowens, by deed from Rouil Hudgins and wife, Frances Hudgins, of record in Book 4263 page 268, Ragister's Office of DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 12,500.00

Subscribed and sworn to before me, this the 13th day of 19 73

Affiant Donald Crotzer

My commission expires: 1-15-1975.
(Affix Seal)

Notary Public B. J. Boyd

NOTARY PUBLIC CHARLES D. MANN DAVIDSON COUNTY

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

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Donald Crotzer and his

~~successors~~ *heirs and assigns forever.* We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donald Crotzer, and his

~~successors~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 13th. *day of* October, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry I. Shadowens
Harriett Alma Shadowens

This instrument was prepared by B. J. Boyd, Atty., Ashland City, Tenn.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, B. J. Boyd, a Notary Public in and for said County and State, Henry I. Shadowens and wife, Harriett Alma Shadowens,

the within named 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 Ashland City, Tennessee, this 15th day of October, 1973.

B. J. Boyd
Notary Public

My Commission expires Jan. 15, 1975.

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

Henry I. Shadowens and wife, Harriet Alma Shadowens

TO

DONALD CROTZER

C 2 8 6 0 3

IDENTIF. REFERENCE

OCT 23 8 46 AM '73

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| OCT23 | CONV | 12,500.00 | | | |
| OCT23 | STAX | | A* | 32.50 | |
| OCT23 | PRTFEE | | A* | .50 | |
| OCT23 | WDEED | | A* | 4.00 | * 37.00 |

Compliments of

**Chicago Title Insurance Company**
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE