Map 83-5
- Par 297 ae

WARRANTY DEED [illegible] TOM G. COLEMAN, FORM

For and in consideration of the sum of Five Thousand Two Hundred fifty and no/one hundreds ($ 5250.00 ) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged

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Mrs. Frances Hailey Allen, Conservator of the Estate of John C. Hailey

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Mrs. Beatrice H. Crafton

hereinafter called the Buyer, his heirs, successors 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 Lot No. 28 on the map of F. O. Beasley's Plan of Lots, of record in Book 57, page 85, Register's Office for said County. Said Lot No. 28 fronts 50 feet on the southerly side of Stratton Avenue and runs back between parallel lines 160 feet to an alley.
Being the same real property conveyed to John C. Hailey and wife, Belle Hailey, by deed from David G. Stevenson, dated April 6, 1946, filed April 9, 1946, and recorded in Book 1369, page 113, said Register's Office, the said Belle Hailey having since died.
The said Mrs. Frances Hailey Allen, Conservator of the Estate of John C. Hailey has been authorized to convey this real property by Decree by the Davidson County Court, at Nashville, Tennessee.

Mail
Buyer + Jay Bells
Mrs. Beatrice H. Crafton
1302 Stratton Ave
Nash. Tenn 37206

This conveyance is made subject to restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BUYER, his heirs, successors, and assigns, forever.
And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.
The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.
Whatever gender used shall be construed to mean any gender.

Witness MV hand ____ this 24th day of August, 1962.

Mrs Frances Hailey Allen Conservator of the estate of John C Hailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mrs. Frances Hailey Allen, Conservator for the estate of John C. Hailey the bargainor(s), 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, the 24th day of August 1962.

Tom G. Coleman
Notary Public

My commission expires: NOV. 23, 1964

TOM G. COLEMAN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF _____

COUNTY OF _____

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Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 195__.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

_____, a Notary Public in _____ and _____, with whom I am personally acquainted, and who upon oath _____ and _____, respectively, a corporation, the bargainor, and that _____, as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation by the said _____ as _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 195__.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FORM NO. WD-1

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 1981.

Notary Public

MY COMMISSION EXPIRES: 4-18-87

(AFFIX SEAL)

NOTARY PUBLIC

WARRANTY DEED

From

Mrs. Frances Hafley Allen,
Conservator for the Estate of
John C. Hafley

To

Mrs. Beatrice H. Crafton

G 5 5 8 6 4

IDENTIF. REFERENCE --

MAIL ENV.

AUG 19 11 39 AM '81

FEL[illegible]SON JR REGISTER
DAVIDSON COUNTY, TENN.

3134 08/19 12.14- CHECK

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

FEB 5 1963

TOTAL $ 1.50

PROBATE

S[illegible]AA

1.50

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF Jack Inc Cent of 1.88 &
FOR Inc Co. Co. Clerk offices
2-5-63

BOOK 5784 PAGE 151

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 5250.00- CO | |
| | | | 5.64 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 12.14- |
| | | | 3134A08/19/81 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 5 8 6 4

IDENTIF. REFERENCE

AUG 19 11 39 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 838799