105 - 13
187

BOOK 9973 PG 114

WARRANTY DEED

This Instrument made and entered into this 9 day of September, 1995, by and between Walter E. Crockett, Sr., party of the first part, and Walter E. Crockett, Sr. and wife, Hattie M. Crockett, parties of the second part.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged, Walter E. Crockett, Sr., party of the first part, exercising the full power and authority vested in him do hereby sell, transfer and convey unto Walter E. Crockett, Sr. and wife, Hattie M. Crockett as tenants by the entirety with full rights of survivorship and not as tenants in common that certain real estate located and situated in Davidson County, Tennessee, being more particularly described as follows:

> BEING the westerly 49 feet, more or less, of Lot No. 3 on the Plan of McAlister Property, of record in Book 421, page 10, Register's Office for said County, as follows:
>
> BEGINNING on the northerly margin of Lawrence Avenue at the corner of Lots Nos. 2 and 3; thence with the northerly margin of said Avenue easterly 49 feet, more or less, to a point 50 feet westerly from the southeast corner of said Lot No. 3; thence northerly parallel with the east line of said lot, 150 feet to the southerly margin of a proposed alley; thence with the southerly margin of said proposed alley westerly 49 feet; more or less to the corner of Lots Nos. 2 and 3; thence southerly with the line between said two lots 150 feet to the beginning.
>
> BEING the same property conveyed Walter E. Crockett, Sr. and wife, Martha C. Crockett by deed from George R. Tucker and wife, Helen B. Tucker by deed of record in Book 3478, page 106, said Register's Office. Martha C. Crockett died intestate in Davidson County, Tennessee on the 10th day of December, 1982.

Party of the first part convenants that he has full power and lawful authority to transfer and convey the same; that the title is free, clear and unencumbered; and that he will forever warrant and defend the same against the lawful claims of all persons claiming the same from, through and under him but not further or otherwise.

The preparer of this instrument makes no representation as to the legal status of title of the above stated property, nor the accuracy of the legal description without the benefit of a survey.

IN WITNESS whereof, Grantor has caused this deed to be executed on this the 9th day of September, 1995.

Walter E Crockett Sr
WALTER E. CROCKETT, SR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned authority of Law, **WALTER E. CROCKETT, SR.** who acknowledged that he executed and delivered the above instrument for the purposes therein contained.

SWORN TO and SUBSCRIBED before me this the 9th day of September, 1995.

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES:
8/29/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $
Walter E Crockett Sr
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 1996.
Deputy Register

THIS INSTRUMENT PREPARED BY:
MOORE & CLARK, P.C.
Attorneys At Law
200 Prosser Road
Knoxville, TN 37914
(615)546-7074

RESPONSIBLE TAXPAYER: (New Owner)
Walter E. Crockett, Sr. and wife, Hattie M. Crockett
1106 Lawrence Ave.
Nashville, TN 37204

MAIL ENV.

96 MAR -8 AM 9:46
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5297 03/08 0101 01CASH 8.00

IDENTIF. & REFERENCE

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