DAVIDSON COUNTY WARRANTY DEED

1072

NUMBER 97878 RECORDED DECEMBER 1ST, 1937

HOME OWNERS' LOAN CORP.

TO DEED

PHILIP CLEVELAND KELLY WARRANTY DEED (CREDIT FORM)

FOR AND IN CONSIDERATIONOF THE SUM OF ONE THOUSAND TWO HUNDRED & FIFTY AND NO/100 DOLLARS, $125.00 OF WHICH HAS BEEN PAID IN CASH AND THE REMAINDER $1125.00 WITH INTEREST AT FIVE PER CENT PER ANNUM FROM NOVEMBER 30, 1937, BEING PAYABLE AS EVIDENCED BY PURCHASER'S PROMISSORY NOTE OF EVEN DATE HEREWITH IN THE FOLLOWING MANNER, TO WIT $11.25 ON THE 30TH DAY OF DECEMBER 1937, AND $11.25 ON THE 30TH DAY OF EACH SUCCEEDING MONTH UNTIL NOVEMBER 30TH, 1952, AT WHICH TIME ALL UNPAID BALANCE WILL BE DUE.

THE HOME OWNERS' LOAN CORPORATION OF WASHINGTON D.C. A CORPORATE INSTRUMENTALITY OF THE UNITED STATES OF AMERICA, THROUGH ITS DULY AUTHORIZED REPRESENTATIVES HAS BARGAINED AND SOLD, AND BY THESE PRESENTS, DOES TRANSFER AND CONVEY UNTO PHILIP CLEVELAND KELLY AND WIFE, PAULINE VESTER KELLY HEREINAFTER REFERRED TO AS " PURCHASER" THEIR 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 THE WESTERLY 40 FEET OF LOT NO.10 ON M. VAUGHN'S PLAN OF LOTS IN EAST NASHVILLE FORMERLY EDGEFIELD, AS OF RECORD IN BOOK 21 PAGE 143, REGISTER'S OFFICE FOR SAID COUNTY BEI G THE SAME AS THE WESTERLY 40 FEET OF LOT NO.3 ON THE PLAN OF THE SUBDIVISION OF LOT NO.15, IN GREENWOOD PAYNE'S ADDI TION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 21 PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY.

SAID WESTERLY PART OF LOT NO.10 OR 3 FRONTS 40 FEET ON THE SOUTHERLY SIDE OF WOODLAND STREET AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY ACQUIRED BY THE HOME OWNERS& LOAN CORPORATION BY TRUSTEE'S DEED , RECORDED IN BOOK 998 PAGE 277 REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE.

A VENDOR'S LIEN IS HEREBY RETAINED TO SECURE THE UNPAID BALANCE OF THE ABOVE CONSIDERATION; ALSO SAID GRANTEES HAVE EXECUTED A CONTEMPORANEOUS DEED OF TRUST TO C.H. LITTERER, TRUSTEE, OF EVEN DATE HEREWITH UPON THE PROPERTY HEREIN DESCRIBED TO WHICH DEED OF TRUST REFERENCE IS HERE MADE, FOR ITS TERMS AND CONDITIONS. A RELEASE OR DISCHARGE OF THE VENDOR'S LIEN BY THE OWNER AND HODDER OF THE DEBT HEREBY SECURED WILL OPERATE AS A RELEASE OR DISCHARGE OF THE TRUST DEED AFORESAID AND A PROPER RELEASE OR DISCHARGE OF THE TRUST DEED WILL OPERATE AS A RELEASE OR DIS CHARGE OF THE VENDOR'S LIEN HEREIN RETAINED,

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES ESTATE TITLE AND INTERSST THERETO BELONGING TO THE SAID PURCHASER THEIR HEIRS AND ASSIGN , FOREVER.

AND THE HOME OWNERS' LOAN CORPORATION, AS AFORESAID DOES COVENANT WITH THE SAID PURCHASER THAT IT IS LAWFULLY SEIZED AND POSSESSED OF THE SAID LAND IN FEE SIMPLE HAS A GOOD RIGHT TO CONVEY IT ANDTHAT THE SAME

DAVIDSON COUNTY WARRANTY DEED

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IS UNENCUMBERED, EXCEPT STATE & COUNTY TAXES FOR THE YEAR 1937, WHICH HAVE PRORATED, AND ARE TO BE PAID BY THE PURCHASERS TO ALL OF WHICH THIS CONVEYANCE IS MADE SUBJECT.

AND THE HOME OWNERS' LOAN CORPORATION, AS AFORESAID DOES, FURTHER COVENANT AND BIND ITSELF ITS ASSIGNS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID PURCHASER, THEIR HEIRS REPRESENTATIVES AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER EXCEPT AS AFORESAID AND EXCEPT AS TO ALL RESERVATIONS, RESTRICTIVE COVENANTS, EASEMENTS, AND LIMITATIONS OF RECORD UPON THE USE OF THE SAID PROPERTY, OR ANY TAXES WHICH MIGHT REMAIN UNPAID IN THE PROPERTY AT THE TIME OF THIS CONVEYANCE.

IN WITNESS WHEREOF THE HOME OWNERS' LOAN CORPORATION AS AFORESAID HAS CAUSED ITS CORPORATE NAME TO BE HERETO SIGNED AND ITS COMMON SEAL AFFIXED BY AN OFFICER DULY AUTHORIZED SO TO ACT.

SIGNED AND DATED AT NASHVILLE IN THE STATE OF TENNESSEE, THIS THE 30TH DAY OF NOVEMBER 1937.

(SEAL) HOME OWNERS' LOAN CORPORATION

BY C.H.LITTERER,

TITLE STATE MANAGER.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME ELIZABETH N.SPICER, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED C.H. LITTERER, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED, HIMSELF TO BE THE STATE MANAGER FOR TENNESSEE OF THE HOME OWNERS' LOAN CORPORATION, A CORPORATE INSTRUMENTALITY OF THE UNITED STATES OF AMERICA THE WITHIN NAMED BARGAINOR AND THAT HE AS SUCH STATE MANAGER FOR TENNESSEE, BEING AUTHORIZED SO TO DO EXECUTED THE FORE GOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS STATE MANAGER FOR TENNESSEE.

WITNESS MY HAND AND SEAL AT OFFICE IN NASHVILLE TENNESSEE THIS 30TH DAY OF NOVEMBER 1937.

(SEAL) ELIZABETH N. SPICER,

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 7 DAY OF APRIL 1940.

U.S.R.S $ 1.50

RECEIVED NOVEMBER 30TH, 1937 AT 11;40 A.M.

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NUMBER 97893 RECORDED NOVEMBER 31ST, 1937

J.C. WILKERSON SUCCESSOR TRUSTEE.

TO

AMERICAN NATIONAL BANK.

KNOW ALL MEN BY THESE PRESENTS THAT,

WHEREAS, BY DEED OF TRUST DATED THE 2ND DAY OF JANUARY, 1930 OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY