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Warranty Deed

NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $1.50 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of - - - - ($6000.00) - - - - - - - - -

- - - - - SIX THOUSAND AND NO/100 - - - - - - - - - - - - - DOLLARS

of which the sum of SIX HUNDRED AND NO/100 ($600.00) DOLLARS has been paid in cash by Edward Dickens and wife Myrtle L. Dickens, the receipt of which is hereby acknowledged, and for the remainder of said consideration amounting to FIFTY FOUR HUNDRED AND NO/100 ($5400.00) DOLLARS, the said Edward Dickens and wife Myrtle L. Dickens have expressly assumed and agreed to pay a first mortgage loan which is on the F.H.A. plan, being in the amount of $5400.00, and said grantees agree to pay the installment due January 1, 1947, and all subsequent installments, said debt being more fully described in and secured bya Deed of Trust executed by Eastland Homes, Inc. to Marvin K. Barry, Trustee, dated December 1, 1946, of record in book 1426, page 149, Register's Office of Davidson County, Tennessee, and a reference is here made to said Deed of Trust for a more particular description of said debt and the provisions and requirements of said Deed of Trust, all of which are assumed by the grantees herein;

Eastland Homes, Inc.
I has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said
Edward Dickens and wife Myrtle L. Dickens,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 67 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for said County.
Said lot fronts 60 feet on the south side of Chickasaw Avenue and runs back between parallel lines 159.5 feet to a dead line.

Being part of the property conveyed to Eastland Homes, Inc. by deed from C. S. Dugger, et al, of record in Book 1427, page 45, said Register's Office.

This conveyance is made subject to restrictions of record in book 1357, page 677, R.O.D.C. Tennessee; also subject to such set-back lines and easements as are shown on the plan.

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