1540

Book 1 [illegible] 33

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WARRANTY DEED

FROM

Luther H. McCauley, et ux

TO

William G. Dempsey, et ux

1902 Robards Ave
Old Hickory

The Guaranty Title Co.
Titles Guaranteed

Abstracts of Titles
REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received NOV 24 1947 at 2:47 o'clock P.M.
and recorded in Book 1540 page 241
Fee $ 1.50
REGISTER
By [illegible]

EARL THOMPSON, Attorney,
507 American Trust Building
Nashville 3, Tennessee
Telephone 6-2109

Form 183

For and in Consideration of the sum of $7600.00----------

SEVENTY-SIX HUNDRED AND NO/100---------- DOLLARS

Paid and to be paid by William G. Dempsey and wife, Mattie D. Dempsey, the cash payment hereinafter recited to Luther McCauley and wife, Juanita D. McCauley being hereby acknowledged. ($1878.50) Eighteen Hundred Seventy-Eight Dollars and Fifty Cents, cash in hand paid by the said William G. Dempsey and wife, Mattie D. Dempsey and for the remainder of $5,721.50 the said William G. Dempsey and wife, Mattie D. Dempsey, agree to pay and hereby assume a Deed of Trust executed by Luther H. McCauley and wife, Juanita D. McCauley, to Louis Leftwich, Jr., Trustee, which said Deed of Trust is to secure Fidelity Federal Savings and Loan Association of Nashville, Tennessee for an indebtedness evidenced by a note and Deed of Trust of the said Luther McCauley and wife, Juanita D. McCauley, originally for $6,000.00, together with interest at 4% per annum, both principal and interest, payable on the fifth (5th) day of each month in the sum of $52.54. Said Deed of Trust appears of record in Book 1402, Page 81 of the Register's Office for Davidson County, Tennessee and the purchasers herein agree to be bound by the terms and provisions of said Deed of Trust as fully as if it were copied herein in its entirety.

[redacted]

We, Luther H. McCauley and wife, Juanita D. McCauley,
have bargained and sold, and by these presents do transfer and convey unto the said
William G. Dempsey and wife, Mattie D. Dempsey,
and 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 Lot No. 32, of Block "C" on the Map of Life & Casualty Insurance Company's property, being Map No. 3 at Old Hickory, of record in Book 974, Page 11, Register's Office for said County.

Said Lot No. 32 fronts 60 feet on the southwesterly side of Hamblen Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Luther H. McCauley and wife, Juanita D. McCauley, by deed from A. R. Brown and wife, of record in Book 1403, Page 249, said Register's Office.

This property is hereby conveyed subject to the restrictions relating to said land that appears of record in Book 1088, Page 179 and Book 1207, Page 412 which are referred to as if copied herein and made a part hereof and the same shall be binding on all subsequent grantees.

The purchasers herein, William G. Dempsey and wife, Mattie D. Dempsey, are entitled to possession as of the date of this instrument.

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