WARRANTY DEED Form 1602 Published by Tennessee Title Company

For and in consideration of the sum of $ 7345.00 -

- - - - - - SEVEN THOUSAND THREE HUNDRED FORTY FIVE AND NO/100 - - - - - - DOLLARS of which the sum of ONE THOUSAND FORTY FIVE AND NO/100 ($1045.00) DOLLARS, has been paid in cash by Tom J. Sims, Jr., and wife, Bertha G. Sims, the receipt of which is hereby acknowledged, and for the remainder of said consideration amounting to SIX THOUSAND THREE HUNDRED AND NO/100 ($6300.00) DOLLARS, the said Tom J. Sims, Jr., and wife, Bertha G. Sims, have expressly assumed and agreed to pay a first mortgage loan which is on the FHA plan, being in the amount of SIX THOUSAND THREE HUNDRED AND NO/100 ($6300.00) DOLLARS, and said grantees agree to pay the installment due March 1, 1948, and all subsequent installments, said debt being more fully described in and secured by Deed of Trust executed by General Homes, Inc., to Marvin K. Barry, Trustee, dated February 1, 1948, of record in Book , page , Register's Office for Davidson County, Tennessee;

General Homes, Inc., a Tennessee corporation, has

bargained and sold, and by these presents do/transfer and convey unto the said es

Tom J. Sims, Jr., and wife, Bertha G. Sims,

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. 148 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for said County.

Said Lot No. 148 fronts 60 feet on the south side of Oneida Avenue and runs back between parallel lines 150 feet to a dead line.

Being part of the property conveyed to General Homes, Inc., by deed from Central Realty Company, of record in Book 1510, page 73, Register's Office for said County.

This conveyance is made subject to restrictions in Book 1357, page 677, 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 Tom J. Sims, Jr., and wife, Bertha G. Sims, their heirs and assigns, forever.

And General Homes, Inc., does covenant with the said Tom J. Sims, Jr., and wife, Bertha G. Sims, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1948 taxes which are assumed by the Grantees herein and as hereinabove set out.

And General Homes, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Tom J. Sims, Jr., and wife, Bertha G. Sims, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, General Homes, Inc., has caused this instrument to be executed by its duly authorised officers on this the first day of February, 1948.

ATTEST: GENERAL HOMES, INC.

By: G. E. Richmond, Secretary   By: J. W. Richmond, President

STATE OF TENNESSEE, Davidson County

Personally appeared before [redacted] ______________, a Notary Public in and for said County and State, the withir [redacted] ______________

the bargainor, with whom I [redacted] that executed the within instrument f[redacted] seal and official seal at ______________, Te[redacted] ______________, 194 .

Commission expires ______________ Notary Public