K 1633

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $($3950.00) THREE THOUSAND NINE HUNDRED FIFTY AND NO/100---------- DOLLARS

of which ($900.00) NINE HUNDRED AND NO/100 DOLLARS has been paid in cash by H. P. Hamilton and wife, Eula Howard Hamilton the receipt of which is hereby acknowledged and for the remainder of $3050.00 the said H. P. Hamilton and wife, Eula Howard Hamilton have assumed and agreed to pay an unpaid balance of $3050.00 of an original note of $3400.00 as described in and secured by a deed of trust from Carl L. Vasser and wife, Mary Katherine C. Vasser to C. G. Yelton, Trustee as of record in Book 1456, Page 160 of the Register's Office, Davidson County, Tennessee. The Said balance of $3050.00 is as of July 1, 1948. The interest on said balance having been prorated between the grantors and grantees herein as of this date.

We, Carl L. Vasser and wife, Mary Katherine Vasser have bargained and sold, and by these presents do transfer and convey unto the said H. P. Hamilton and wife, Eula Howard Hamilton, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 3 and 4 of Block C on the Map of Hadley's Bend City of record in Book 421, page 120, of the Register's Office for said County. Said Lots adjoin and front together 50 feet on the south side of Commerce Street, and run back between parallel lines, 200 feet to the north margin of South Street.

Being the same property conveyed to Carl Lawson Vasser and wife, Mary Katherine Vasser, by deed from J. M. Bingham and wife, of record in Book 1451, page 286, said Register's Office.

These premises are conveyed subject to certain rights to a cess pool as shown by deed, of record in Book 1451, Page 286 R.O.D.C., 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 H. P. Hamilton and wife, Eula Howard Hamilton, their heirs and assigns, forever.

And we do covenant with the said H. P. Hamilton and wife, Eula Howard Hamilton that we are 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 have been prorated, the grantors haveing paid to the grantees their prorata thereof. And we, Carl L. Vasser and wife, Mary Katherine Vasser do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. P. Hamilton, and wife, Eula Howard Hamilton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20 day of July, 1948.

Carl L. Vasser

Mary Katherine Vasser

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Bonnie Wallsmith, a Notary Public in and for said County and State, the within named Carl L. Vasser and wife, Mary Katherine Vasser

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23 day of July, 1948.

Commission expires Oct 25-1949. Bonnie Wallsmith
Notary Public

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