WARRANTY DEED Form 1002 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 7050.00 -

- - - - - - - - - - - SEVEN THOUSAND FIFTY AND NO/100 - - - - - - - - - - - - DOLLARS

of which the sum of SEVEN HUNDRED FIFTY AND NO/100 ($750.00) DOLLARS, has been paid in cash by Zollie E. Carney and wife, Bessie J. Carney, 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 Zollie E. Carney and wife, Bessie J. Carney, 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 September 1, 1948, and all subsequent installments, said debt being more fully described in and secured by Deed of Trust executed by Universal Homes, Inc., to Marvin K. Barry, Trustee, dated August 1, 1948, of record in Book , page , Register's Office for Davidson County, Tennessee;

Universal Homes, Inc., a Tennessee corporation, has

[redacted] bargained and sold, and by these presents does transfer and convey unto the said

Zollie E. Carney and wife, Bessie J. Carney,

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. 361 on the Map of Joywood Heights, Section II-A as of record in Book 1424, page 20, Register's Office for said County.

Said Lot No. 361 fronts 60 feet on the east side of Flamingo Drive and runs back between lines, 264.5 feet on the north line, 264.7 feet on the south line to a dead line in the rear on which it measures 60 feet.

Being part of the property conveyed to Universal Homes, Inc., by deed from P. H. Young and H. W. Goad, of record in Book 1560, page 469, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1373, page 98, and in Book 1518, page 183, 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 Zollie E. Carney and wife, Bessie J. Carney,

their heirs and assigns, forever.

And Universal Homes, Inc., does [redacted] covenant with the said Zollie E. Carney and wife, Bessie J. Carney,

that it is lawfully seized and possessed of said land in fee simple; has [redacted] a good right to convey it, and the same is unencumbered, except as hereinabove set out and taxes for 1948 which have been prorated and assumed by the Grantees herein.

And Universal Homes, Inc., does

[redacted] further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Zollie E. Carney and wife, Bessie J. Carney,

their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Universal Homes, Inc., has caused this instrument to be executed [redacted] by its duly authorized officers on this the first day of August, 1948.

ATTEST: UNIVERSAL HOMES, INC.

By: H. W. Goad By: P H Young

Secretary President

STATE OF TENNESSEE }
Davidson County }

Personally appeared befo[...] , a Notary Public in and for said County and State, the wi[...]

the bargainor____, with who[...] [...]y [...] who acknowledged that executed the within instrum[...] [...]ose[...]ned. Witness my hand and official seal at ______ this ______ day of ______, 194____

Commission expires______

Notary Public