K 1636

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 7650.00 ~~SEVEN THOUSAND SIX HUNDRED FIFTY AND NO/100~~ DOLLARS of which the sum of EIGHT HUNDRED SIXTY THREE AND 23/100 ($863.23) DOLLARS, has been paid in cash by Marion R. Cline and wife, Edna Payne Cline, the receipt of which is hereby acknowledged, and for the remainder of said consideration amounting to SIX THOUSAND SEVEN HUNDRED EIGHTY SIX AND 77/100 ($6786.77) DOLLARS, the said Marion R. Cline and wife, Edna Payne Cline, have expressly assumed and agreed to pay the unpaid balance of a first mortgage loan which is on the FHA plan, originally in the amount of SIX THOUSAND EIGHT HUNDRED AND NO/100 ($6800.00) 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 Capitol Homes, Inc., to Marvin K. Barry, Trustee, dated July 1, 1948, of record in Book 1621, page 133, Register's Office for Davidson County, Tennessee;

Capitol Homes, Inc., a Tennessee corporation, has ~~as~~ bargained and sold, and by these presents do transfer and convey unto the said Marion R. Cline and wife, Edna Payne Cline, 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. 60 on the Map of Highland View Subdivision as of record in Book 1600, page 39, Register's Office for said County.

Said Lot No. 60 fronts 70 feet on the east side of Wauwatosa Place and ~~Hawthorne~~ between lines, 150 feet on the north line, 158.5 feet on the south line to a deed line in the rear on which it measures 110 feet.

Being part of the property conveyed to Capitol Homes, Inc., by deed from Central Realty Company, of record in Book 1562, page 453, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1558, page 354, 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 Marion R. Cline and wife, Edna Payne Cline, their heirs and assigns, forever.

And Capitol Homes, Inc., ~~does~~ covenant with the said Marion R. Cline and wife, Edna Payne Cline, that it is lawfully seized and possessed of said land in fee simple, ~~has~~ 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 Capitol Homes, Inc., does ~~the~~ further covenant and bind itself, its/~~his~~ successors and representatives, to warrant and forever defend the title to the said land to the said Marion R. Cline and wife, Edna Payne Cline, their heirs and assigns against the lawful claims of all persons, whomsoever.

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

ATTEST: CAPITOL HOMES, INC.

By J. T. Duggan, Secretary By John S. Duggan Jr., President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [redacted], a Notary Public in and for said County and State, the within named [redacted], the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this day of , 194.

Commission expires

Notary Public

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