K 1642

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 7500.00 -

- - - SEVEN THOUSAND FIVE HUNDRED AND NO/100 - - - - - DOLLARS

of which the sum of $700.00 has been paid in cash by Paul Ellis Simmons and wife, Kathleen P. Simmons, the receipt of which is hereby acknowledged, and for the remainder of said consideration amounting to $6800.00, the said Paul Ellis Simmons and wife Kathleen P. Simmons have expressly assumed and agreed to pay a first mortgage loan which is on the FHA plan, being in the amount of $6800.00, and said grantees agree to pay the installment due November 1, 1947 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 ~~September~~ October 1, 1947, of record in book ___, page ___, R.O.D.C. Tennessee;

Capitol Homes, Inc. has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said Paul Ellis Simmons and wife Kathleen P. Simmons

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. 137 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for said County.
Said Lot No. 137 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 Capitol Homes, Inc. by deed from Central Realty Company, of record in book 1469, page 468, said Register's Office.

This conveyance is made subject to restrictions of record in book 1357, page 677, R.O.D.C. Tennessee; also subject to such set-back lines and easements as are shown on the plan.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul Ellis Simmons and wife Kathleen P. Simmons their heirs and assigns, forever.

And Capitol Homes, Inc. does ~~do~~ covenant with the said Paul Ellis Simmons and wife Kathleen P. Simmons 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 as above set out.

And Capitol Homes, Inc. does ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Paul Ellis Simmons and wife Kathleen P. Simmons, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Capitol Homes, Inc. has caused this instrument to be ~~Witness ___ hand ___ this ___ day of ___, 194_~~ executed by its duly authorized officers, this the first day of October, 1947.

CAPITOL HOMES, INC.

ATTEST:
BY: J. T. Dugger
Secretary

By: John T. Dugger Jr.
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ________, a Notary Public in and for said County and State, the within named ________

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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