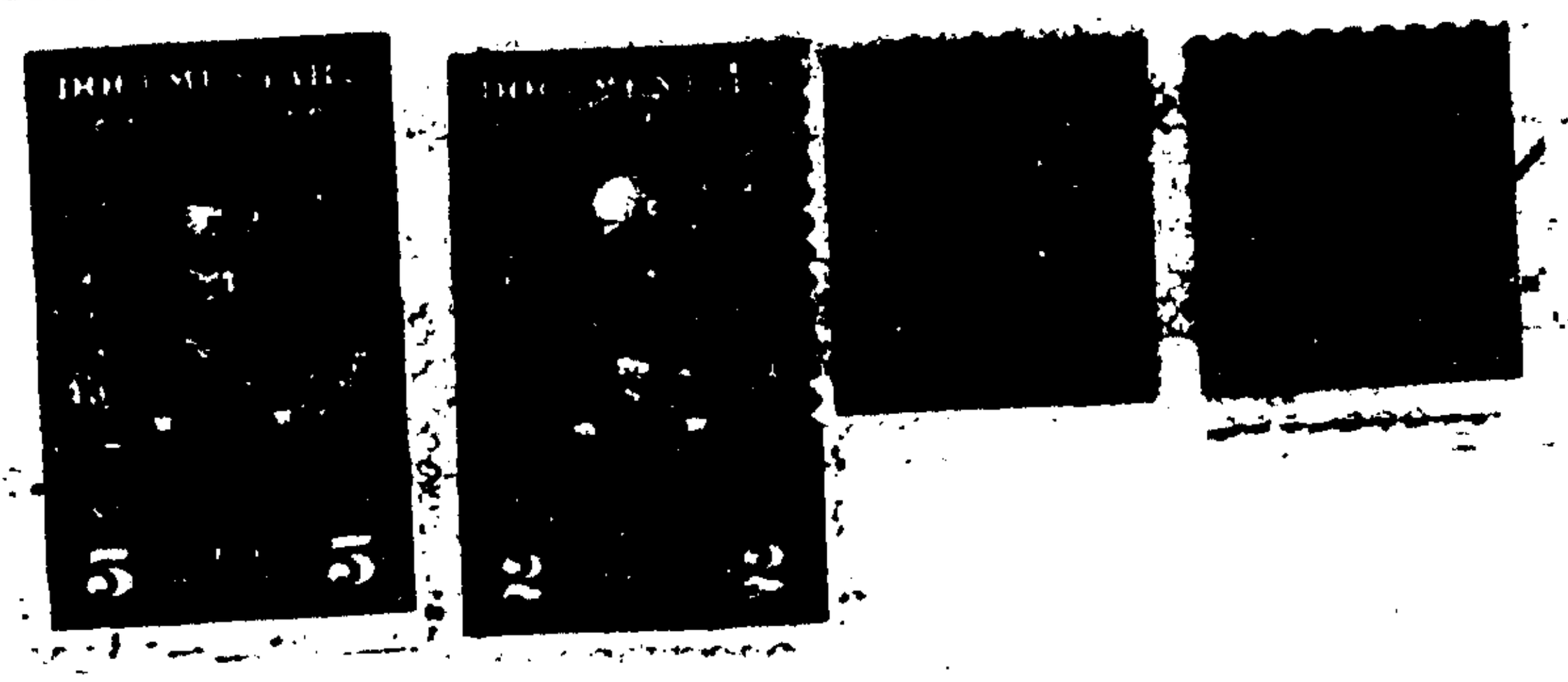
WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ Sixty-Seven Hundred Fifty and No/100 - - (6,750.00) - DOLLARS of which $ 1, 350.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the balance of $ 5,400.00 the purchaser assumes and agrees to pay a mortgage indebtedness to the Pilot Life Insurance Company of Greensboro, North Carolina, which mortgage indebtedness is of record in Book 1650, Page 495, Register's Office, Davidson County, Tennessee.

Home Builders of Nashville, Inc. have bargained and sold, and by these presents do transfer and convey unto the said Gilbert M Irwin and wife, Rachel Parrish Irwin

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. 4 on the map of Spence Circle, as of record in Book 1424, page 62, Register's Office for said County.
Said Lot No. 4 begins at a point on the easterly margin of Spence Lane at the common corner of Lots No. 4 and 5; thence with the easterly margin of said Spence Lane northerly 58.41 feet to the beginning of a circle; thence around said circle northeasterly 39.85 feet to the southerly margin of Spence Circle; thence with the southerly margin of Spence Circle easterly 144.41 feet to the westerly line of Lot No. 7; thence with the westerly line of Lot No. 7 southerly 84 feet to the northerly line of Lot No. 5; thence with the northerly line of Lot No. 5 westerly 170 feet to the beginning.
Being part of the property conveyed to Home Builders of Nashville, Inc. by deed from Jennie Brent Peek, of record in Book 1562, page 553, said Register's Office.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gilbert M. Irwin and wife, Rachel Parrish Irwin their heirs and assigns, forever.

And we do covenant with the said Gilbert M. Irwin and wife, Rachel Parrish Irwin that we 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 state and county taxes for the year 1948, which taxes the seller agrees to pay.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gilbert M. Irwin and wife, Rachel Parrish Irwin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17 day of September, 1948

ATTEST: [signature] Secretary

HOME BUILDERS OF NASHVILLE, INC.
By Garland F Turner President

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Ewing C Jackson, 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