1645

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ Seventy-Nine Hundred -- and -- no/100 ---------- ($7900.00) ---------- DOLLARS of which sum Eight Hundred ($800.00) Dollars has been paid in cash, the receipt of which is hereby acknowledged, by Leroy Whicker and his wife Grace B. Whicker, the purchasers, who assume and agree to pay the unpaid balance due on a Mortgage executed by Richland Homes, Inc., and made payable to Herschel Greer, Trustee, as of record in Book No. 1654, Page No. 431, R. O. D. C.
Richland Homes, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has bargained and sold, and by these presents do/es transfer and convey unto the said Leroy Whicker and his wife Grace B. Whicker, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Westboro Subdivision, Section Two, as of record in Book 1424, page 60, Register's Office for said County.
Said Lot No. 40 is described as follows:
Beginning at a point in the northerly margin of Westboro Drive at the corner of Lots Nos. 40 and 41; thence with the line between said lots northeasterly 244.6 feet to a point; thence southeasterly 150 feet to the northerly margin of Alamo Place; thence with the margin the same, southwesterly 195.4 feet to the beginning of a curve; thence around said curve; in a westerly direction, 34.29 feet to the margin of Westboro Drive; thence with the margin of the same northwesterly 70 feet to the beginning.
Being part of property conveyed to Richland Homes, Inc., by deed from Mrs. Eula Jordon Lanier, a widow, of record in Book 1631, page 397, said Register's Office.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leroy Whicker and his wife Grace B. Whicker their heirs and assigns, forever.

And it does covenant with the said Leroy Whicker and his wife Grace B. Whicker 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 appears of record.
And Richland Homes, Inc., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Leroy Whicker and his wife Grace B. Whicker, their heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness whereof Richland Homes, Inc., has caused this instrument to be executed by its duly authorized Officers this 27th day of October, 1948.

Attest: [signature] Secretary-Treasurer — [signature] President

STATE OF TENNESSEE
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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