WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 9750.00 -

- - - - - - - - NINE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 - - - - - - - DOLLARS of which the sum of TWO THOUSAND FIFTY AND NO/100 ($2050.00) DOLLARS, has been paid in cash by Delbert H. Bean, Jr., and wife, Juanita T. Bean, the receipt of which is hereby acknowledged, and for the remainder of said consideration amounting to SEVEN THOUSAND SEVEN HUNDRED AND NO/100 ($7700.00) DOLLARS, the said Delbert H. Bean, Jr., and wife, Juanita T. Bean, have expressly assumed and agreed to pay a first mortgage loan which is on the FHA plan, being in the amount of SEVEN THOUSAND SEVEN HUNDRED AND NO/100 ($7700.00) DOLLARS, and said grantees agree to pay the installment due June 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 May 1, 1948, of record in Book , page , Register's Office for Davidson County, Tennessee;

Capitol Homes, Inc., a Tennessee corporation, has ~~have~~ bargained and sold, and by these presents do^es^ transfer and convey unto the said

Delbert H. Bean, Jr., and wife, Juanita T. Bean,

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. 15 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Fremont Avenue at the corner of Lots Nos. 14 and 15; thence with the line between said lots southerly 122.6 feet to the corner of said lot and of Lot No. 16; thence with the line between Lots Nos. 15 and 16, easterly 118 feet to the westerly margin of Warrenton Place; thence with the margin of Warrenton Place, northerly 104.6 feet to the beginning of a curve; thence along said curve northwesterly 31.8 feet to the southerly margin of Fremont Avenue; thence with the margin of the same, westerly 99.6 feet to the beginning.

Being part of the property conveyed to Capitol Homes, Inc., by deed from Central Realty Company, of record in Book 1538, page 409, said Register's Office.

This conveyance is made subject to restrictions 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 Delbert H. Bean, Jr., and wife, Juanita T. Bean, their heirs and assigns, forever.

And Capitol Homes, Inc., does ~~do~~ covenant with the said Delbert H. Bean, Jr., and wife, Juanita T. Bean, that it is lawfully seized and possessed of said land in fee simple; has ~~have a~~ good right to convey it, and the same is unencumbered, except as hereinabove set out and taxes for 1948 which have been assumed by the Grantees herein.

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 Delbert H. Bean, Jr., and wife, Juanita T. Bean, 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 May, 1948.

ATTEST: CAPITOL HOMES, INC.

By: J. T. Dugger By: John T. Dugger Jr.
Secretary 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 per[sonally acquainted] ... executed the within instrument for the [purposes therein contained] ...

________, Tennessee

Commission expires________ Notary Public

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