1676

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 Eight Hundred ($800.00) Dollars has been ~~paid~~ in cash by Flunoy Pearce and his wife Mary Elizabeth N. Pearce, the receipt of which is hereby acknowledged, who assume and agree to pay the unpaid balance due on a mortgage executed by Richland Homes, Inc., payable to Herschel Greer, Trustee, as of record in Book 1654, Page 477, R. O. D. C.,
Richland Homes, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Flunoy Pearce and his wife Mary Elizabeth N. Pearce 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. 69 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. 69 is described as follows:
Beginning at a point in the southwesterly margin of Westboro Drive at the corner of Lots Nos. 68 and 69; thence with the line between said lots southwesterly 145 feet to a point; thence northwesterly 163.1 feet to the easterly margin of Bruce Drive; thence with the margin of same around a curve northeasterly 231.66 feet to the beginning of another curve; thence ~~around~~ said curve easterly 39.29 feet to the margin of Westboro Drive; thence with the margin of the same southeasterly 175 feet to the beginning. Being part of the property conveyed to Richland Homes, Inc., by deed from Mrs. Lula Jordan Lanier, a widow, of record in Book 1631, page 397, 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 Flunoy Pearce and his wife Mary Elizabeth N. Pearce their heirs and assigns, forever.

And it does~~s~~ covenant with the said Flunoy Pearce and his wife Mary Elizabeth N. Pearce 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 ~~do~~ further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Flunoy Pearce and his wife Mary Elizabeth N. Pearce their heirs and assigns against the lawful claims of all persons, whomsoever.

~~Witness our hands this the ____ day of ____~~

In witness whereof Richland Homes, Inc., has caused this instrument to be executed by its duly authorized Officers this 9 day of November, 1948.

Attest: Albert Imm — Secretary-Treasurer
E. W. Evans — 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

515