1678

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- DOLLARS

cash in hand paid by Charlie Calbert and wife, Seppie Calbert, and other good and valuable consideration, the receipt of which is hereby acknowledged and for the balance, assume and agree to pay a vendor's lien retained in the deed of record in Book 1414, page 144, to secure one note dated August 15, 1946 for $3000.00, payable $20.00 monthly, with interest at 6% per annum payable monthly, making the first payment for $35.00 and each succeeding payment decreasing 10¢, which has been paid down to a balance of $2440.00.

I, David R. Fain, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Charlie Calbert and wife, Seppie Calbert

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being the east part of Lot No. 162 and the south part of the east part of Lot No. 160 on the North Nashville Real Estate Company's Plan of Lots, of record in Book 21, page 105, Register's Office for said County.

Said parts of said lots front 68 feet 10 inches on the west side of Fifth Avenue North and run back between parallel lines, Lot No. 162 running back along the north margin of Hume Street 132 feet 10 inches to a dead line.

Being the same property conveyed to David R. Fain, unmarried, by deed from Robert Taylor Mitchell and wife. of record in Book 1414, page 144, 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 Charlie Calbert and wife, Seppie Calbert their heirs and assigns, forever.

And I do covenant with the said Charlie Calbert and wife, Seppie Calbert that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as herein stated and 1949 taxes which have been assumed by the purchaser.

And I, David R. Fain, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Charlie Calbert and wife, Seppie Calbert their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 6 day of January, 1949

David R Fain

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James P. Wilson, a Notary Public in and for said County and State, the within named David R. Fain

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6 day of January, 1949

Commission expires July 6, 1950

James P Wilson
Notary Public

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