1682

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ Five ($5.00) - - - - - - - - - - - -
- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by B. F. Sutton and wife, Sadye A. Sutton of the balance of an indebtedness in the amount of $2850.95, secured by a deed of trust, on the property herein conveyed, executed by Clyde Andrews and wife, to C. W. Russell, Trustee, of record in book 1596, page 127, to secure one note dated May 20, 1948, for $3000.00, with interest at 6% per annum, both principal and interest payable $31.31 monthly, beginning June ___, 1948.

I, Clyde Andrews have bargained and sold, and by these presents do transfer and convey unto the said B. F. Sutton and wife, Sadye A. Sutton 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. 12 of Block No. 7 on the Plan of Charlotte Park Company's Second Addition, as of record in book 57, pages 160 and 161, Register's Office for said County. Said Lot No. 12 fronts 50 feet on the northerly side of Park, formerly First Avenue, and runs back between parallel lines with the easterly margin of 37th Avenue North, formerly Pilcher Street, 150 feet to an alley.
Being the same property conveyed to Clyde Andrews and wife, Era Andrews, by deed from T. J. Derryberry, et al, Trustees for Park Avenue Church of Christ, of record in book 1585, page 283, said Register's Office, the said Era Andrews having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B. F. Sutton and wife, Sadye A. Sutton their heirs and assigns, forever.

And I do covenant with the said B. F. Sutton and wife, Sadye A. Sutton 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.

And I, Clyde Andrews do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said B. F. Sutton and wife, Sadye A. Sutton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1 day of February, 1949.

X Clyde andrews

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ethelyne Tatom, a Notary Public in and for said County and State, the within named Clyde Andrews 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 1 day of February, 1949

Commission expires Oct. 23, 1951

Ethelyne Tatom
Notary Public

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