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No. 1711 Form 1001

WARRANTY DEED | Form 1001 | Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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

Cash paid by Walter Charles Reiling, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the said Walter Charles Reiling of the unpaid balance of mortgage executed by John T. Crayton & Wife, to E. A. Covington, Tr., of record in Book 1624, Page 63, Register's Office for Davidson County, Tenn., to secure Union Tr.Co. One note dated July 6, 1948, for $7100.00 with interest at 4½% per annum. By an instrument of record in Book 1647, Page 246, said Register's Office the above debt was assigned to the Lincoln National Life Insurance Co. of Fort Wayne, Indiana.

We, John T. Crayton and Wife, Minnie Lou Crayton have bargained and sold, and by these presents do transfer and convey unto the said Walter Charles Reiling, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 5 on the Map of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 90 feet on the south side of Long Avenue or Boulevard and runs back between lines, 207 feet on the east line and 214 feet on the west line, to an alley on which it measures 60 feet.

Being the same property conveyed to John T. Crayton and Wife, Minnie Lou Crayton, by deed from T. E. Scardina and Wife, of record in Book 1316, Page 433, said Register's Office.

Property conveyed subject to Restrictions in deed from Parkes Armistead, Trustee, to T. E. Scardina and Wife, dated August 15, 1938, of record in Book 1085, Page 351, Register's Office for Davidson County, Tennessee as follows: "Said property shall be used solely and exclusively for residential purposes and any residence constructed thereon by the grantee, his heirs or assigns, shall have a value of not less than $5,000.00. Said restrictions expire 25 years from date hereof."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter Charles Reiling his heirs and assigns, forever.

And we do covenant with the said Walter Charles Reiling that we are 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 recited and 1949 Taxes which have been pro-rated & Purchaser is to pay when due.

And We, John T. Crayton and Wife, Minnie Lou Crayton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter Charles Reiling his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of April, 1949

John T. Crayton

Minnie Lou Crayton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County, and State, the within named John T. Crayton and Wife, Minnie Lou Crayton

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 1949

Commission expires Oct. 12, 1950

Thelma Neal
Notary Public

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